
Agenda
Regular Meeting
October 14, 2015

PUBLIC NOTICE is hereby given that the Washington City Council will hold a Public Meeting on Wednesday, October 14, 2015, at 6:00 P.M. in the Council Chambers of the Washington City Offices, located 111 North 100 East, Washington, Utah.

Invocation
Pledge of Allegiance

1. APPROVAL OF THE AGENDA
2. ANNOUNCEMENTS
3. DECLARATION OF ABSTENTIONS & CONFLICTS
4. CONSENT AGENDA

APPROVAL OF MINUTES: Consideration to approve the minutes from the City Council Meetings of 09/22/2015 and 09/23/2015.

BOARD AUDIT REPORT: Consideration to approve the Board Audit Report for September

5. PLANNING COMMISSION APPOINTMENT
 - A. Recommendation and consideration to appoint a member to the Planning Commission. Mayor Kenneth F. Neilson
6. MINOR SUBDIVISION
 - A. Consideration to approve a Minor Subdivision for the Smith Living Trust, a two lot subdivision, located at approximately 2700 E. Washington Dam Rd. Applicant: Leon and Ora Smith
7. SIDEWALK DEFERRAL
 - A. Consideration to approve a Sidewalk Deferral for the Smith Living Trust Minor Subdivision. Application: Leon and Ora Smith
8. PLAT AMENDMENT

A. Consideration to approve an Amendment to the Gibson Minor Subdivision located at approximately 242 West 200 South. Applicant: Dennis Gibson

9. PLAT VACATION

A. Consideration to approve a Plat Vacation for the Silverado Condominiums, located at 184 West 300 North. Applicant: Jim Price

10. PUBLIC HEARINGS AND RELATED ORDINANCES

A. Public Hearing for consideration to approve a Zone Change request Z-15-14 to change Zone from R-1-6 (Single Family Residential minimum 6,000 sq. ft. lots) to R-3 (Multiple Family Residential), located at approximately 450 North 100 East. Applicant: Craig & Tammy Engel

B. Consideration to approve an Ordinance approving Zone Change Z-15-14, to change present zone from R-1-6 to R-3.

C. Continuation of Public Hearing for consideration to approve Zone Change request Z-15-13 to change zone from R-1-10 (Single Family Residential 15,000 sq. ft. lot minimum) to PUD (Planned Unit Development), located at approximately 600 West 2000 North. Matt Lowe, Washington Vista Reserve

D. Consideration to approve an Ordinance approving Zone Change Z-15-13, to change present zone from R-1-10 to PUD

E. Continuation of Public Hearing for consideration to approve a General Plan Amendment request G-15-03, to change designation from MD (Medium Density) to MHD (Medium High Density), located at approximately Telegraph Road and Bella Vista Drive. Applicant: David Gardner

F. Consideration to approve an Ordinance adopting General Plan Amendment G-15-03, to change designation from MD to MHD.

G. Public Hearing for consideration to grant a Donation to the Washington City Band. Ruth Batt

H. Consideration to approve a Resolution granting a Donation to the Washington City Band.

11. REPORT OF OFFICERS FROM ASSIGNED COMMITTEE

12. CITY MANAGER REPORT

13. ADJOURNMENT

POSTED this 9th day of October 2015

Danice B. Bulloch, City Recorder

In accordance with the Americans with Disabilities Act, Washington City will make reasonable accommodations to participate in the meeting. Request for assistance can be made by calling the City Recorder at 656-6308 at least 24 hours in advance of the meeting to be held.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 14, 2015

ACTION REQUESTED: Approval for the Smith Living Trust Minor Subdivision, located at approximately 2700 East Washington Dam Road.

APPLICANT: Leon and Ora Smith

OWNER: Leon and Ora Smith

ENGINEER: ProValue Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval for the Smith Living Trust Minor Subdivision, located at approximately 2700 East Washington Dam Road. The applicant is wishing to split the present 3.0 acre parcel into two lots. Lot #1 will be 1.36 acres, lot #2 will be 1.31 acres, and the remaining 0.33 acres will be dedicated to the city as part of the future expansion of Washington Dam Road (which will be widened at a later date).

The proposed minor subdivision is currently zoned Residential/Agricultural - One Acre Min. (RA-1), with the surrounding zoning of RA-1 zoning to the west, Open Space to the south, and RA-2 to east and north.

Staff has reviewed the requested proposal, and the proposed Smith Living Trust Minor Subdivision, conforms to the intent of the General Plan and meets the standards as set forth in the subdivision ordinance of the city.

Recommendation

The Planning Commission unanimously recommended approval of the Smith Living Trust Minor Subdivision, to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The minor subdivision conforms to the land use designation as outlined in the General Plan for the proposed area.
2. That the minor subdivision conforms to the Washington City Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.

SURVEYOR'S CERTIFICATE

STEVEN BRENT WOOLSEY, PROFESSIONAL UTAH LAND SURVEYOR NUMBER 4938769, HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. HEREBY CERTIFY THAT THIS MAP REPRESENTS A MINOR LOT SUBDIVISION, KNOWN AS SMITH LIVING TRUST SUBDIVISION, MADE UNDER MY DIRECTION OF A PARCEL OF LAND, LOCATED IN WASHINGTON CITY, WASHINGTON COUNTY, UTAH, IN ACCORDANCE WITH SECTION 17-23-17. MONUMENTS WILL BE PLACED AS REPRESENTED ON THIS PLAT. THE LEGAL DESCRIPTION AND PLAT ARE TRUE AND CORRECT.



STEVEN BRENT WOOLSEY, PLS #4938769

DATE

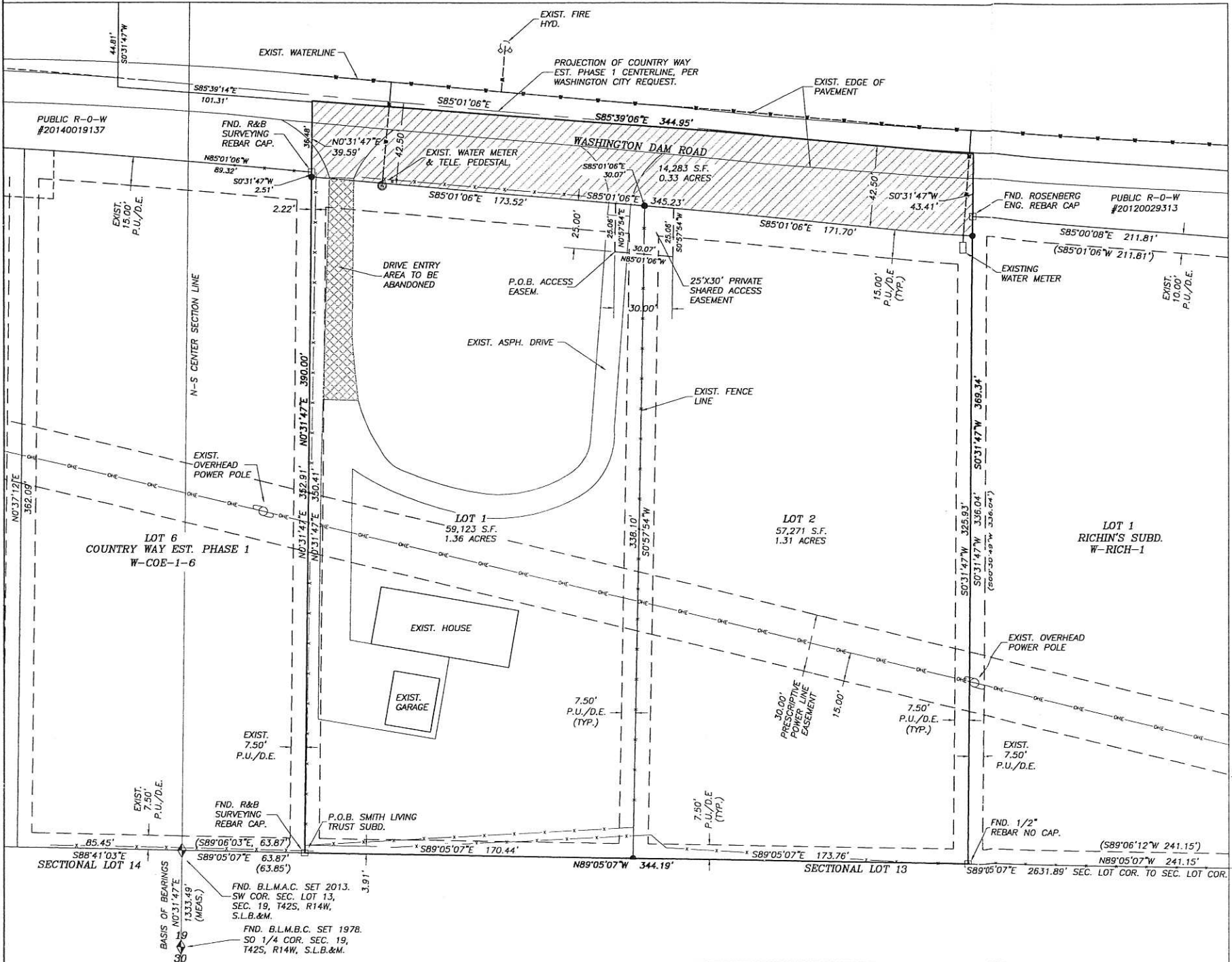
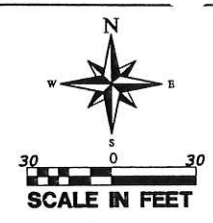
NARRATIVE

THIS MINOR LOT SUBDIVISION WAS DONE AT THE REQUEST OF LEON D. AND ORA LEE SMITH, TRUSTEES OF THE LEON AND ORA LEE SMITH LIVING TRUST, DATED JANUARY 29, 2004.

THE BASIS OF BEARINGS IS N00°31'47"E 1,333.49 FEET FROM THE SOUTH QUARTER CORNER TO THE SW CORNER OF SECTIONAL LOT 13, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN.

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING FENCE
- SECTION LINE
- HATCHED AREA CONVEYED TO WASHINGTON CITY AS A PUBLIC ROADWAY BY THIS PLAT
- SECTION CORNER AS DESCRIBED
- SET PROVALUE ENGINEERING REBAR & CAP P.L.S. #4938769
- FOUND MONUMENT AS DESCRIBED
- RECORD BEARING OR DISTANCE



SUBDIVISION DESCRIPTION: TAX ID#W-4-2-19-209

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°31'47"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,333.49 FEET TO THE SOUTHWEST CORNER OF SECTIONAL LOT 13, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF LOT 6, COUNTRY WAY ESTATES, PHASE 1; THENCE S89°05'07"E, ALONG THE SOUTH LINE OF SAID SECTIONAL LOT 13 AND ALONG THE SOUTH LINE OF SAID LOT 6, 63.87 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N00°31'47"E, ALONG THE EAST LINE OF SAID LOT 6, AND ITS PROJECTION, 390.00 FEET TO A POINT LOCATED ON THE CENTERLINE OF WASHINGTON DAM ROAD (DEED CALL); THENCE S85°39'06"E, ALONG SAID CENTERLINE, 344.95 FEET TO NORTHWEST CORNER OF RICHIN'S SUBDIVISION; THENCE DEPARTING SAID CENTERLINE AND RUNNING S00°31'47"E, ALONG THE WEST LINE OF SAID SUBDIVISION, 369.34 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION, SAID POINT ALSO BEING LOCATED ON THE SOUTH LINE OF SAID SECTIONAL LOT 13; THENCE DEPARTING SAID SUBDIVISION LINE AND RUNNING N89°05'07"W, ALONG THE SOUTH LINE OF SAID SECTIONAL LOT 13, 344.19 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES.

SUBJECT TO AND TOGETHER WITH A PRIVATE 25.00 FOOT X 30.00 FOOT WIDE SHARED ACCESS EASEMENT, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, OF THE SALT LAKE BASE AND MERIDIAN; THENCE N00°31'47"E, ALONG THE NORTH-SOUTH CENTER SECTION LINE, 1,333.49 FEET TO THE SOUTHWEST CORNER OF SECTIONAL LOT 13; THENCE S89°05'07"E, ALONG THE SOUTH LINE OF SAID SECTIONAL LOT 13, 219.30 FEET; THENCE DEPARTING SAID LINE AND RUNNING N00°57'54"E, 314.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°57'54"E, 25.06 FEET TO A POINT LOCATED ON THE SOUTH LINE OF WASHINGTON DAM ROAD; THENCE S85°01'06"E, ALONG SAID LINE, 30.07 FEET; THENCE DEPARTING SAID LINE AND RUNNING S00°57'54"W, 25.06 FEET; THENCE N85°01'06"W, 30.07 FEET TO THE POINT OF BEGINNING.

NOTES AND RESTRICTIONS:

- ALL LOTS ARE SUBJECT TO A 15.00 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL PROPERTY LINES ADJACENT TO CITY STREETS AND A 7.50 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND BACK LOT LINES UNLESS OTHERWISE NOTED.
- REBAR & CAP MARKED PROVALUE ENGINEERING P.L.S. 4938769 TO BE PLACED AT FRONT AND REAR LOT CORNER LOCATIONS.
- BUILDING SETBACKS SHALL BE IN CONFORMANCE WITH THE LATEST WASHINGTON CITY ZONING ORDINANCE AS FOLLOWS: 30 FOOT FRONT YARD SETBACK, 15 FOOT SIDE YARD SETBACKS, AND 30 FOOT REAR YARD SETBACK.
- LOTS 1 AND 2 ARE SUBJECT TO AND TOGETHER WITH A PRIVATE 25.00 FOOT X 30.00 FOOT WIDE SHARED ACCESS EASEMENT OFF OF WASHINGTON DAM ROAD, AS SHOWN ON THIS PLAT AND AS DESCRIBED IN THE SUBDIVISION DESCRIPTION. SAID LOTS SHALL ONLY ACCESS WASHINGTON DAM ROAD VIA THIS EASEMENT AREA.
- ALL PUBLIC RIGHTS-OF-WAY, AS SHOWN IN THE HATCHED AREA, ARE OF THE WIDTHS AS SHOWN. AT THE TIME OF THIS PLAT, WASHINGTON CITY REQUIRES AN 85.00 FOOT WIDE RIGHT-OF-WAY (42.50' HALF WIDTH) ALONG WASHINGTON DAM ROAD. THE CENTERLINE OF SAID R-O-W WAS ESTABLISHED BY R&B SURVEYING FOR THE COUNTRY WAY EST. PHASE 1 SUBDIVISION. SAID CENTERLINE WAS PROJECTED TO THE EAST PER WASHINGTON CITY'S REQUEST. THIS CENTERLINE FITS WELL WITH THE EXISTING CENTERLINE PAVEMENT PAINT STRIPES.
- SUBJECT TO RIGHTS OF WAY FOR ANY ROADS, DITCHES, CANALS, OR TRANSMISSION LINES NOW EXISTING OVER, UNDER, OR ACROSS SAID PROPERTY.
- MINIMUM FIRE FLOW VALUES WILL BE REQUIRED FOR CONSTRUCTION.

INDIVIDUAL STORM WATER RETENTION:

EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE COLLECTION AND ON-SITE RETENTION OF ALL STORMWATER RUNOFF ORIGINATING FROM THEIR PROPERTY.

OWNERS DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF ALL THE DESCRIBED TRACT OF LAND, FOR GOOD AND VALUABLE CONSIDERATIONS RECEIVED, DOES HEREBY WARRANT, DEDICATE AND CONVEY TO WASHINGTON CITY, AND ITS SUCCESSORS AND ASSIGNS TITLE TO ALL PARCELS OF LAND DESCRIBED AND SHOWN ON THIS PLAT AS INTENDED FOR THE PERPETUAL USE OF THE PUBLIC AS ROADSWAYS AND EASEMENTS FOR UTILITIES OR OTHER PUBLIC USE AS MAY BE DETERMINED BY THE CITY. IN WITNESS WHEREOF, I HAVE SET MY HAND THIS ____ DAY OF ____.

OWNER-LEON AND ORA LEE SMITH LIVING TRUST, DATED JANUARY 29, 2004
TRUSTEE- LEON D. SMITH

OWNER-LEON AND ORA LEE SMITH LIVING TRUST, DATED JANUARY 29, 2004
TRUSTEE- ORA LEE SMITH

ACKNOWLEDGMENT

STATE OF UTAH } S.S.
COUNTY OF WASHINGTON }

ON THIS THE ____ DAY OF ____, PERSONALLY APPEARED BEFORE THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF UTAH, SAID COUNTY OF WASHINGTON, LEON D. AND ORA LEE SMITH, TRUSTEES OF THE LEON AND ORA LEE SMITH LIVING TRUST, DATED JANUARY 29, 2004, WHO BEING DULY SWORN DID SAY THEY ARE THE SIGNERS OF THE OWNERS DEDICATION, WHO DULY ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

RESIDING IN WASHINGTON COUNTY, UTAH

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

MINOR LOT SUBDIVISION OF:
SMITH LIVING TRUST SUBDIVISION

LOCATED IN SECTIONAL LOT 13, SECTION 19, TOWNSHIP 42 SOUTH, RANGE 14 WEST, SALT LAKE BASE AND MERIDIAN. WASHINGTON CITY, WASHINGTON COUNTY, UTAH

FND. B.L.M.A.C. SET 2013, SE COR. SEC. LOT 13, SEC. 19, T42S, R14W, S.L.B.&M.

APPROVAL OF PUBLIC WORKS	ENGINEER'S APPROVAL	APPROVAL AS TO FORM	APPROVAL OF THE PLANNING COMMISSION	APPROVAL AND ACCEPTANCE BY THE WASHINGTON CITY, UTAH	TREASURER APPROVAL	RECORDED NUMBER
I, PLANNING AND ZONING OFFICIAL FOR THE WASHINGTON CITY, HAVE THIS THE ____ DAY OF ____, A.D. 20____, REVIEWED THE ABOVE MINOR LOT SUBDIVISION FINAL PLAT AND RECOMMENDED THE SAME FOR ACCEPTANCE BY WASHINGTON CITY, UT.	THE HEREON MINOR LOT SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF ____, A.D. 20____.	APPROVED AS TO FORM, THIS THE ____ DAY OF ____, A.D. 20____.	ON THIS THE ____ DAY OF ____, A.D. 20____, THE PLANNING COMMISSION OF THE WASHINGTON CITY, HAVING REVIEWED THE ABOVE MINOR LOT SUBDIVISION FINAL PLAT AND HAVING FOUND THAT IT COMPLIES WITH THE REQUIREMENTS OF THE CITY'S PLANNING ORDINANCES, AND BY AUTHORITY OF SAID COMMISSION HEREBY APPROVE SAID SUBDIVISION FOR ACCEPTANCE BY WASHINGTON CITY, UT.	WE, THE MAYOR AND CITY COUNCIL OF WASHINGTON CITY, UT, HAVE REVIEWED THE ABOVE MINOR LOT SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORD IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF ____, A.D. 20____, HEREBY ACCEPT SAID FINAL PLAT WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.	I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS THE ____ DAY OF ____, A.D. 20____, THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES, DUE AND PENDING ON THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.	
PUBLIC WORKS WASHINGTON CITY	ENGINEER WASHINGTON CITY	CITY ATTORNEY WASHINGTON CITY	CHAIRMAN PLANNING COMMISSION WASHINGTON CITY	ATTEST: CITY RECORDER WASHINGTON CITY MAYOR WASHINGTON CITY	WASHINGTON COUNTY TREASURER	WASHINGTON COUNTY RECORDER

REVISIONS	DATE	BY

PROVALUE ENGINEERING, INC.
Engineers - Land Surveyors - Land Planners
20 South 850 West, Suite 1
Hartsville City, Utah 84511
Phone: (435) 856-2319
Fax: (435) 856-2318
www.provalueeng.com



MINOR LOT SUBDIVISION OF:
SMITH LIVING TRUST SUBDIVISION
WASHINGTON CITY, WASHINGTON COUNTY, UTAH
LOCATED IN SECTIONAL LOT 13, SECTION 19, T42S, R14W, S.L.B.&M.

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 14, 2015

ACTION REQUESTED: Amended Final Plat for the Gibson Minor subdivision, located at approximately 242 West 200 South.

APPLICANT: Dennis Gibson

OWNER: Gibson Family members

ENGINEER: R & B Surveying

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval with conditions

Background

The applicant is requesting approval of an Amended Final Plat for the Gibson Minor subdivision, located at approximately 242 West 200 South. The reason for this amendment request, is due to the combining of parcels (4 and 5) which will eliminate the lot line between the two lots (with lot #5 being removed).

Staff has reviewed the proposed amended final plat and finds it conforms to the Zoning Regulations and Subdivision Ordinance of the City. The Planning Commission reviewed this request at their October 7, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Amended Final Plat for the Gibson Minor subdivision to the City Council, based on the following findings and subject to the following conditions:

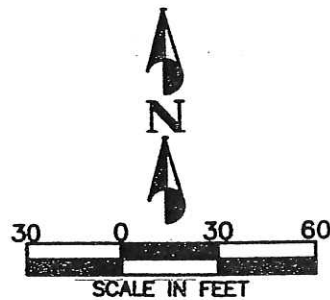
Findings

1. The amended final plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the amended final plat conforms to the Washington City Zoning Ordinance and

Subdivision Ordinance as outlined.

Conditions

1. All improvements shall be completed or bonded for prior to recording the final plat.
2. A current title report policy shall be submitted prior to recording the final plat.
3. Any referenced control monuments related to this subdivision shall be in place prior to recordation of the final plat. A stamped and signed letter from a professional land surveyor licensed in the state of Utah that verifies that the referenced control monuments are in place shall be submitted to the Community Development Department for filing prior to plat recordation.
4. That a post maintenance agreement be recorded prior to the recording of the final plat.
5. Reference is made on the plat in regards to a "SID" or "Deferred Improvements Agreement".



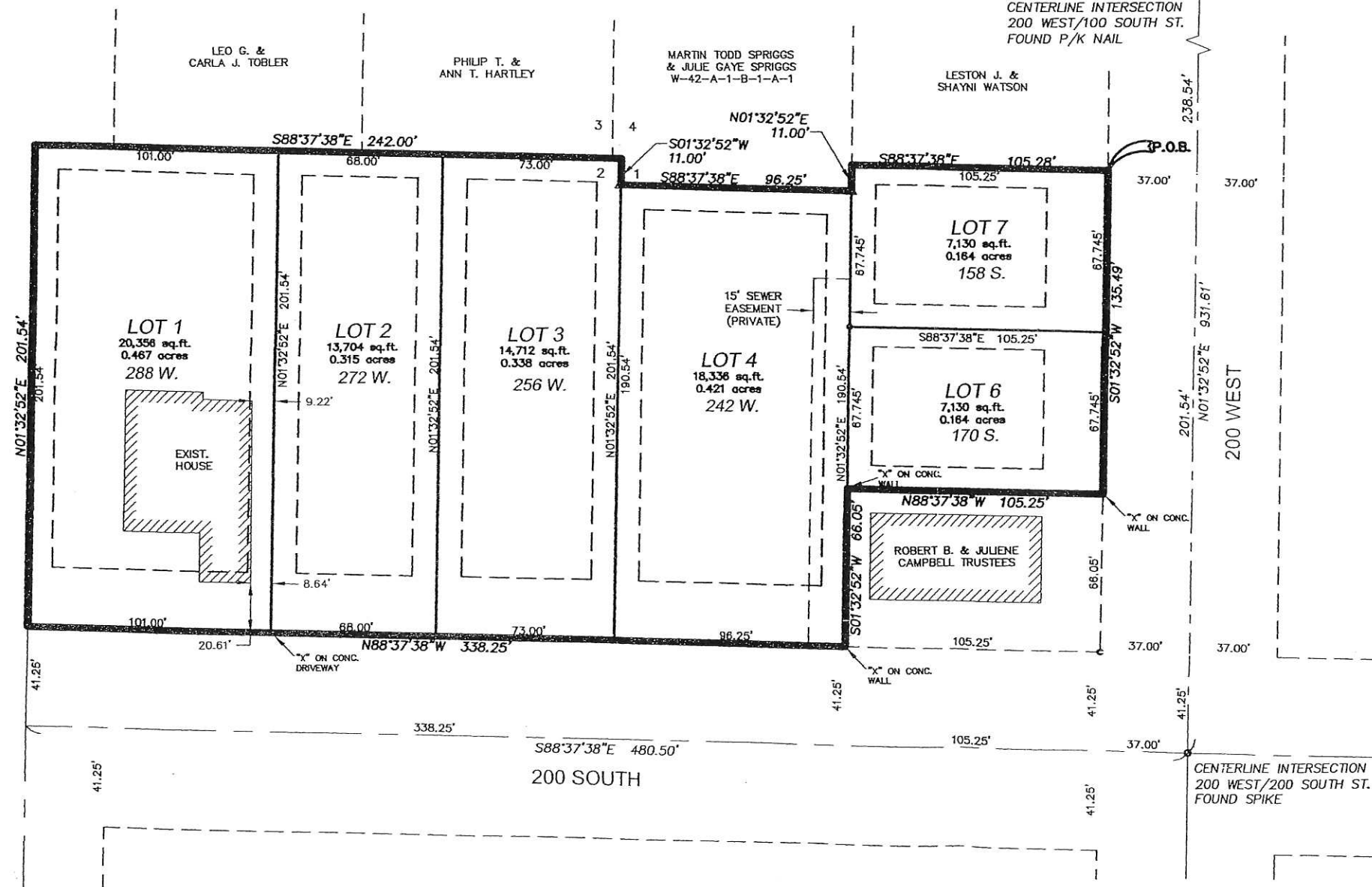
- LEGEND**
- BOUNDARY LINE
 - PROPOSED LOT LINE
 - PROPOSED SETBACK LINE
 - CENTER LINE
 - EXISTING PARCEL/LOT LINE
 - FOUND CLASS I MON.
 - SET REBAR AND CAP
P.L.S. 7654, UNLESS OTHERWISE
NOTED HEREON
 - FOUND EXIST. STREET MONUMENT
AS NOTED
 - NOT MONUMENTED—FALLS ON BLOCK WALL

CENTERLINE INTERSECTION
MAIN ST./200 NORTH
WASHINGTON CITY HCN #3228
FND. CLASS I MONUMENT

CENTERLINE INTERSECTION
TELEGRAPH/200 WEST ST.
FND. CLASS I MONUMENT

CENTERLINE INTERSECTION
TELEGRAPH/MAIN ST.
WASHINGTON CITY HCN #3227
FND. CLASS I MONUMENT

1339.98'
N01°27'59"E
BASIS OF BEARINGS



EASEMENTS AND SETBACKS:

- 10.00 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL STREET PROPERTY LINE FRONTAGES AND 7.50 FEET WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY CREATED ALONG ALL SIDE AND REAR LOT LINES BY THE RECORDING OF THIS PLAT, UNLESS OTHERWISE NOTED.
- ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO A 25.00 FEET FRONT YARD SETBACK, A 10.00 FEET WIDE SIDE YARD SETBACK, AND A 25.00 FEET REAR YARD SETBACK.

AMENDMENT NARRATIVE

THE PURPOSE FOR THE AMENDMENT OF "GIBSON MINOR SUBDIVISION" IS TO REMOVE A PREVIOUSLY DEEDED PORTION OF LOT 5, DEEDED TO OWNER OF ASSESSOR'S TAX PARCEL NO. W-42-A-1-B-1-A-1 AND TO COMBINE THE REMAINDER OF LOT 5 AND LOT 4 INTO ONE LOT WHICH WILL HEREAFTER BE LOT 4. NO OTHER CHANGES OR REVISIONS ARE MADE AS A RESULT OF THIS PLAT AMENDMENT.

PREPARED BY:
R&B SURVEYING, INC.
257 PROBLEY PEAR DRIVE • WASHINGTON, UT 84780
PH (435) 673-2918 • FAX (435) 673-2918

SURVEYOR'S CERTIFICATE

I, ROGER M. BUNDY, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 7654 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, have verified all measurements, have placed monuments as shown in accordance with Section 17-23-17, and have subdivided said tract of land into lots, public streets and easements, hereafter to be known as "GIBSON MINOR SUBDIVISION AMENDED" and that same has been correctly surveyed and staked on the ground as shown on this plat.

DATE: 9/17/15



BOUNDARY DESCRIPTION

Commencing at a point on the West right-of-way line of 200 West Street, said point being North 88°31'25" West, 963.50 feet along the centerline of Telegraph Street from the Centerline Intersection of Telegraph Street and Main Street and South 01°32'52" West, 688.87 feet along the centerline of 200 West Street, and North 88°27'00" West, 37.00 feet to the Point of Beginning, running thence South 01°32'52" West, 135.49 feet along the Westerly right-of-way line of 200 West Street; thence leaving said right-of-way line running North 88°37'38" West, 105.25 feet; thence South 01°32'52" West, 66.05 feet to a point on the northerly right-of-way line of 200 South Street; thence North 88°37'38" West, 338.25 feet along said northerly right-of-way line; thence leaving said right-of-way line running North 01°32'52" East, 201.54 feet; thence South 88°37'38" East, 242.00 feet; thence South 01°32'52" West, 11.00 feet; thence South 88°37'38" East, 96.25 feet; thence North 01°32'52" East, 11.00 feet; thence South 88°37'38" East 105.25 feet to the Point of Beginning.

Contains: 1.868 Acres

The Basis of Bearing for the foregoing boundary description is North 01°27'59" East along the centerline of Main Street between the Centerline Intersection monuments of Telegraph Street and 200 North Street.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners of all the above described tract of land having caused the same to be subdivided into lots, public streets and easements to be hereafter known as:

GIBSON MINOR SUBDIVISION AMENDED

for good and valuable consideration received, do hereby dedicate and convey to Washington City for perpetual use of the public all parcels of land shown on this plat as public streets and easements. All lots, streets, and easements are as noted or shown. The owners do hereby warrant to Washington City its successors and assigns, title to all property dedicated and conveyed to public use herein against all claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands this ____ day of _____, 20__.

Dennis H. Gibson

Billie Gibson

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF WASHINGTON) S.S.

On the ____ day of _____, 20__, personally appeared before me Dennis H. Gibson and Billie Gibson who being by me duly sworn did say that they are the owners of record of lots 4 and 5 of Gibson Minor Subdivision and that they executed the Owners Dedication for the uses and purposes stated therein.

Notary Public Full Name: _____
Commission Number: _____
My Commission Expires: _____
Notary Commissioned in Utah
Does Not Require Notary Stamp if Above Is Completed
Utah Code Title 46, Chapter 1

**GIBSON MINOR
SUBDIVISION AMENDED**

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 14, TOWNSHIP 42 SOUTH,
RANGE 15 WEST,
SALT LAKE BASE & MERIDIAN

PUBLIC WORKS APPROVAL:

THE HEREON SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 2015.

WASHINGTON CITY PUBLIC WORKS

ENGINEER'S APPROVAL:

THE HEREON SUBDIVISION FINAL PLAT HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE THIS ____ DAY OF _____, 2015.

WASHINGTON CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM,
THIS ____ DAY OF _____, 2015

WASHINGTON CITY ATTORNEY

APPROVAL OF THE PLANNING COMMISSION:

ON THIS THE ____ DAY OF _____, 2015, THE PLANNING COMMISSION CHAIRMAN OF WASHINGTON CITY, REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY WASHINGTON CITY.

WASHINGTON CITY PLANNING COMMISSION CHAIRMAN

**APPROVAL AND ACCEPTANCE BY THE
WASHINGTON CITY, UTAH:**

WE, THE MAYOR AND THE CITY COUNCIL OF WASHINGTON CITY, UTAH, HAVE REVIEWED THE ABOVE SUBDIVISION FINAL PLAT AND BY AUTHORIZATION OF SAID CITY COUNCIL, RECORDED IN THE MINUTES OF ITS MEETING OF THE ____ DAY OF _____, 2015, HEREBY ACCEPT THE SAID FINAL PLAT WITH ALL COMMITMENTS AND ALL OBLIGATIONS PERTAINING THERETO.

ATTEST WASHINGTON CITY RECORDER: _____ WASHINGTON CITY MAYOR _____

TREASURER APPROVAL

I, WASHINGTON COUNTY TREASURER, CERTIFY ON THIS ____ DAY OF _____, 2015 THAT ALL TAXES, SPECIAL ASSESSMENTS, AND FEES DUE AND OWING ON THIS SUBDIVISION FINAL PLAT HAVE BEEN PAID IN FULL.

WASHINGTON COUNTY TREASURER

RECORDED NUMBER

WASHINGTON COUNTY RECORDER

**WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW**

HEARING DATE: October 14, 2015

ACTION REQUESTED: Vacation of the Final Plat for the Silverado Condominiums subdivision, located approximately 190 West 300 North.

APPLICANT: Jim Price

OWNER: Randy Mortensen

ENGINEER: ProValue Engineering

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval of a Vacation of the Final Plat for Silverado Condominiums subdivision, located at approximately 190 West 300 North. The applicant is wishing to vacate this subdivision that is now an expired Planned Unit Development (PUD), and having it vacated will allow the applicant to proceed with a new development plan.

With that said, it is necessary to have this plat vacated so that a future project at this same location can move forward. Staff is therefore recommending that the Silverado Condominiums subdivision be vacated as soon as possible.

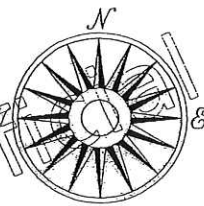
The Planning Commission reviewed this request at their October 7, 2015 meeting.

Recommendation

The Planning Commission unanimously recommended approval of the Vacation of the Final Plat for the Silverado Condominiums subdivision, to the City Council based on the following findings:

Findings

1. The vacated final plat is necessary for the development of a new project within the city.
2. That the vacated final plat conforms to the Subdivision Ordinance as outlined.



SCALE 1" = 20'

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- NOTHING FOUND NOR SET
- FOUND WASHINGTON CITY SURVEY MONUMENT - CLASS 1
- SET CORNER - 5/8" X 20" REBAR & PLASTIC CAP - ROSENBERG ASSOCIATES

OWNER'S DEDICATION:

KNOW ALL MEN BY THESE PRESENTS that the undersigned owners, of all the above described tract of land having caused the same to be subdivided into private, common and limited common areas (including private streets) to be hereafter known as:

SILVERADO CONDOMINIUMS

do hereby dedicate to the common use of the property owners, but not to the use of the general public, all common and limited common areas (including private streets) shown on this plat, in accordance with the terms and conditions of dedication of said common and limited common areas as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to Entry No. 2-438716 Back, Pages, Dated and recorded concurrently with the plat of Silverado Condominiums. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made part of this plat. Reference is made to said Declaration for details concerning the right and obligations of parties having or acquiring an interest in this development. For good and valuable consideration received, the undersigned owners hereby dedicate and convey to the City of Washington, assents over, on, under and across all common and limited common areas and private roadways for the installation and maintenance of public utilities and drainage. The undersigned owners do hereby warrant to the City of Washington and its successors and assigns, the right to use all easements granted herein against the claims of all persons.

In witness whereof we have hereunto set our hands this 31 day of March 2006.

G.R. MORTENSON

G.R. Mortenson

INDIVIDUAL ACKNOWLEDGMENT:

STATE OF UTAH)
COUNTY OF WASHINGTON)
I, the above Owner Dedication was acknowledged before me this 31st day of March 2006, by G.R. Mortenson in the capacity indicated.

NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

I, Brandon E. Anderson, St. George, Utah do hereby certify that I am a Registered Land Surveyor as prescribed by the laws of the State of Utah and that I hold certificate of registration (license) number 4938716. I further certify that by authority of the herein Owner, I have made a survey of the tract of land shown on this Condominium Plat upon which will be constructed a condominium project to be known as:

"SILVERADO CONDOMINIUMS"

that said Condominium Plat comprises 2 pages, is accurate and complies with the provisions of section 57-8-13 (1) of the Utah Condominium Ownership Act.



3-21-2006

Date:

Brandon E. Anderson

Certificate No. 4938716

LEGAL DESCRIPTION

Beginning at a point being South 89°56'30" West 37.00 feet along the extension of the southern line of Block 44 from Southwest corner of Lot 2, Block 44, Washington Town Re-Survey according to the Official Recorded plat thereof on file at the Washington County Recorder's Office, and running:

thence North 00°18'00" East 96.26 feet to the southerly right of way line of Interstate 15;
thence North 67°43'36" East 40.07 feet along said southerly right of way line;
thence North 50°37'50" East 139.38 feet along said southerly right of way line;
thence North 89°50'53" East 91.14 feet to the northeast corner of Lot 2;
thence South 00°15'30" West 21.11 feet along and past the block line;
thence South 89°56'30" West 181.33 feet;
thence westerly 59.45 feet along an arc of a 62.00 foot radius curve to the left (center bears South 00°08'30" East longward bears South 64°57'34" West 58.04 feet with a central angle of 41°32'14");
thence North 00°18'00" East 31.67 feet to the Point of Beginning.

Containing 41,745 square feet or 0.958 acres.



WASHINGTON CITY VICINITY MAP NO SCALE

SILVERADO CONDOMINIUMS

LOCATED IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN WASHINGTON, UTAH - WASHINGTON COUNTY

SHEET 1 OF 2

SILVERADO CONDOMINIUMS

LOCATED IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN WASHINGTON, UTAH - WASHINGTON COUNTY

ROSENBERG ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
352 East Riverdale Drive, Suite 100
St. George, Utah 84790 - (435) 875-0845

PLAT FILE NUMBER: 2006-0002962
DATE: 10-10-05
LAR DRAWN: JDB
BEA CHECKED: JDB
SCALE: 1" = 20'

CITY ENGINEERS APPROVAL:

THE ABOVE SUBDIVISION HAS BEEN REVIEWED AND IS APPROVED IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE, THIS 21st DAY OF March, A.D. 2006

Brandon E. Anderson
WASHINGTON CITY ENGINEER

APPROVAL of the PLANNING COMMISSION:

ON THIS 18th DAY OF JAN, A.D. 2006, THE PLANNING COMMISSION OF WASHINGTON CITY REVIEWED THE ABOVE SUBDIVISION AND RECOMMENDED SAME FOR ACCEPTANCE BY THE CITY

Thomas J. Balleck
PLANNING COMMISSION CHAIRMAN

APPROVAL and ACCEPTANCE by WASHINGTON

WE, THE MAYOR AND CITY COUNCIL OF THE CITY OF WASHINGTON, UTAH HAVE REVIEWED THE ABOVE SUBDIVISION AND BY AUTHORIZATION OF SAID CITY COUNCIL RECORDED IN THE MINUTES OF ITS MEETING OF THE 22nd DAY OF February, A.D. 2006 HEREBY ACCEPT THE SAID PLAT, WITH ALL COMMITMENTS AND OBLIGATIONS PERTAINING THERETO.

Thomas J. Balleck
ATTEST: CITY RECORDER

David L. Lane
WASHINGTON CITY MAYOR



APPROVAL as TO FORM

APPROVED AS TO FORM, THIS 18th DAY OF March, A.D. 2006.

David L. Lane
CITY ATTORNEY
CITY OF WASHINGTON, UTAH

RECORDED N° 20060002962

STATE OF UTAH, COUNTY OF WASHINGTON

RECORDED AND FILED AT THE REQUEST OF:

SOUTHERN UTAH TITLE CO.

5:25-06 10:28
DATE: TIME: BOOK: PAGE:

68-00
FEE: DEPUTY WASHINGTON COUNTY RECORDER

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 14, 2015

ACTION REQUESTED: Z-15-14 - A request to rezone approximately 1.28 acres located at approximately 450 North 100 East, from the current Single-Family Residential - 6,000 sq. ft. min. (R-1-6) zoning to a proposed Multiple-Family Residential (R-3) zoning designation.

APPLICANT: Craig and Tammy Engel

OWNER: RAC Inc. (Craig and Tammy Engel)

ENGINEER: Rosenberg Associates

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

The applicant is requesting approval to change the zoning of approximately 1.28 acres, located approximately at 450 North 100 East. The requested change is from the current zoning of Single-Family Residential - 6,000 sq. ft. min. (R-1-6) to a proposed Multiple-Family Residential (R-3) zoning designation. The (R-3) request is for the purpose developing the parcel into a multi-family townhome project which would be required to obtain an approved Conditional Use Permit from the city if this proposed zone change is approved and adopted by the city.

The General Plan Land Use Designation for this location is Medium High Residential Density (MHD), which carries a 7 - 12 dwelling unit per acre density ratio. The surrounding zoning to this parcel is R-1-6 to the north and south, R-1-6 and R-2 to the west, and Mobile Home and R-3 and R-1-6 to the east.

Staff has reviewed the requested zone change and finds it to conform to the General Plan and the Zoning Ordinance. The Planning Commission reviewed this request at their September 16, 2015 meeting.

Recommendation

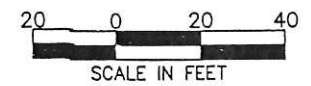
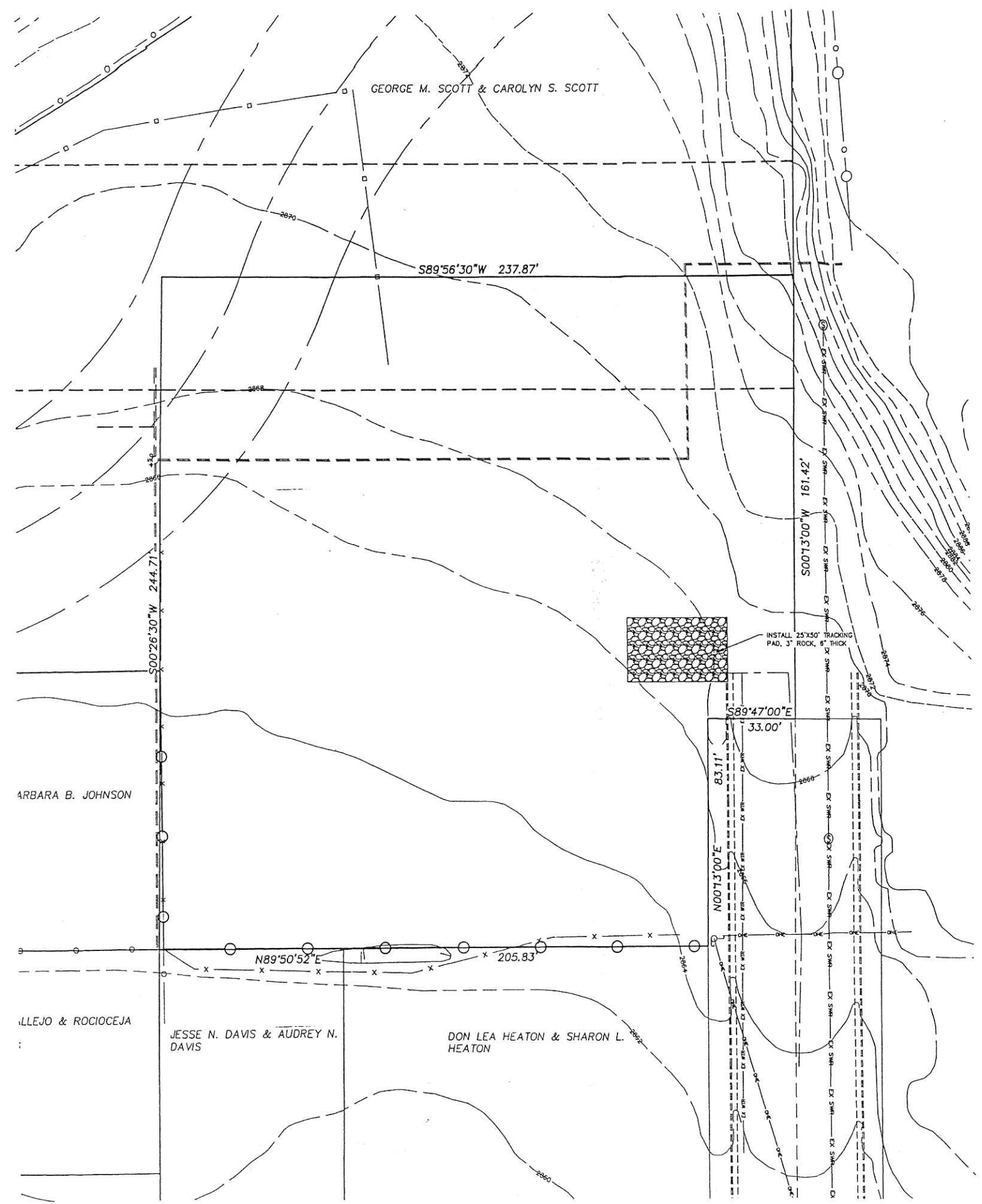
The Planning Commission unanimously recommended approval of Z-15-14, for the zone

change request from Single-Family Residential - 6,000 sq. ft. min. (R-1-6), to the proposed Multiple-Family Residential (R-3), to the City Council, based on the following findings.

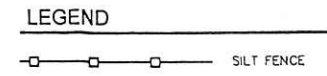
Findings

1. That the requested zoning conforms to the intent of the land use designation of the General Plan.
2. The the utilities that will be necessary for this type of development will be readily accessible to the site.

FORNAGE



INSTALL SILT FENCE MATERIAL AS SHOWN ON THIS PLAN PRIOR TO BEGINNING ANY CONSTRUCTION OR GRADING ON THE SITE.



WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 14, 2015

ACTION REQUESTED: Z-15-13, A request to rezone approximately 32.17 acres located at approximately 600 West 2000 North (north of the current end of Green Springs Drive), from the current Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) zoning to a Planned Unit Development (PUD) zoning designation.

APPLICANT: Matt Lowe

OWNER: First Nation Investments LLC

ENGINEER: Premier Design and Engineering Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend approval

Background

This item was tabled at the September 9, 2015 City Council meeting, moving it to the October 14th meeting allowing for more Council members to be present in making decision on the application request. The council also gave some direction to the applicant to work on some of the items shown at the original meeting. Items included project design and layout, density, landscaping, open space, pad size, guidelines and subdivision standards.

The project has been re-designed, dropping the pad count from the original 99 units, to the proposed 82 units. The applicant has had specific elevations drawn (all four elevations given) for a proposed 2-car garage design, 3-car garage design and a 3-car side loaded garage design to be throughout the development. They have also enhanced the wash area to include the previous proposed trail, have redesigned the recreation area, and included a common landscape design portraying the front finishing of all the homes in the project.

The plan looks much better, the elevations are project specific, the density went from 3.07 d.u./ac. down to 2.55 d.u./ac.

The applicant is requesting approval to change the zoning of approximately 32.17 acres, located at approximately 600 West 2000 North (north of the current end of Green Springs Drive). The

requested change is from the current Single-Family Residential - 10,000 Sq. Ft. Min. and Open Space (OS) zoning designation to a proposed Planned Unit Development (PUD) zoning designation.

The General Plan Land Use Map designation for this location is Low Density Residential (LD) which allows for zoning categories of R-1-10 and R-1-12 and density ratios of 3 to 4 dwelling units per acre. The surrounding General Plan designations are Low Density Residential (LD) to south, west and east, and Open Space (OS) to the north.

The surrounding zoning designations are Open Space (OS) to the north and east, Single-Family Residential - 10,000 square feet min. (R-1-10) to the south, and PUD to the west.

The applicant is wishing to rezone this particular area to the PUD zoning designation to offer another type of housing use in the vicinity and in conjunction with the single family individual lot(s) subdivision they are developing to the south of this proposal.

This PUD development will have a total of 99 dwelling units, a recreation facility including a clubhouse and swimming pool, along with basketball and pickleball courts for the residents. A large hillside / open space falls at the east edge of the development. Parking is always a question in multi-family developments, with the applicant providing the required parking for each home and additional visitor parking scattered throughout the development (and additional 43 visitor stalls). The rest of the project falls in line with the PUD zoning requirements as outlined in the Zoning Regulations.

Staff has reviewed the proposal, it does fall within the density ratio General Plan Land Use plan for the area (proposed 3.07 d.u./ac.), and meets the requirements as outlined in the zoning and subdivision ordinances.

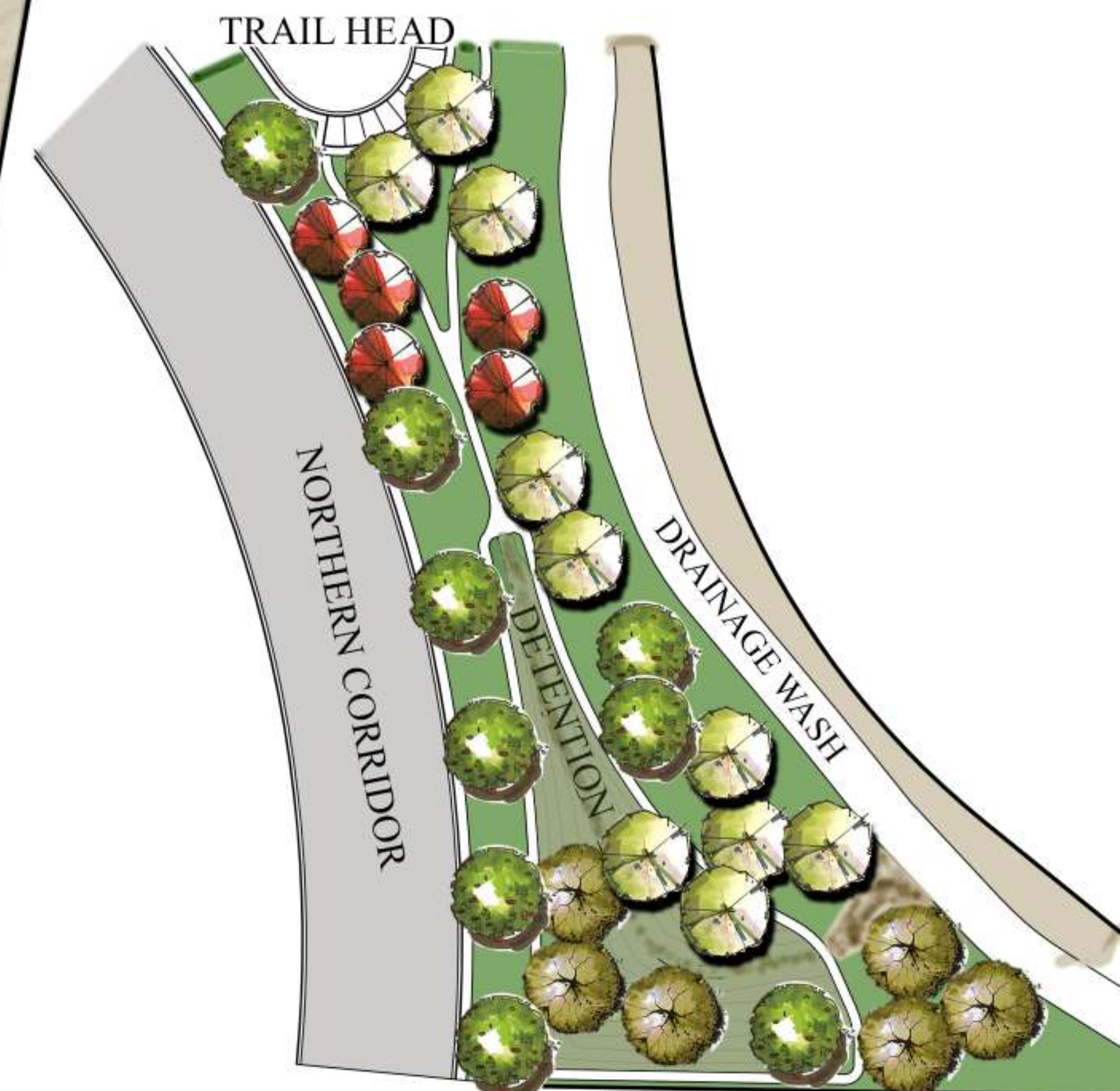
The Planning Commission reviewed this request at their August 19, 2015 meeting.

Recommendation

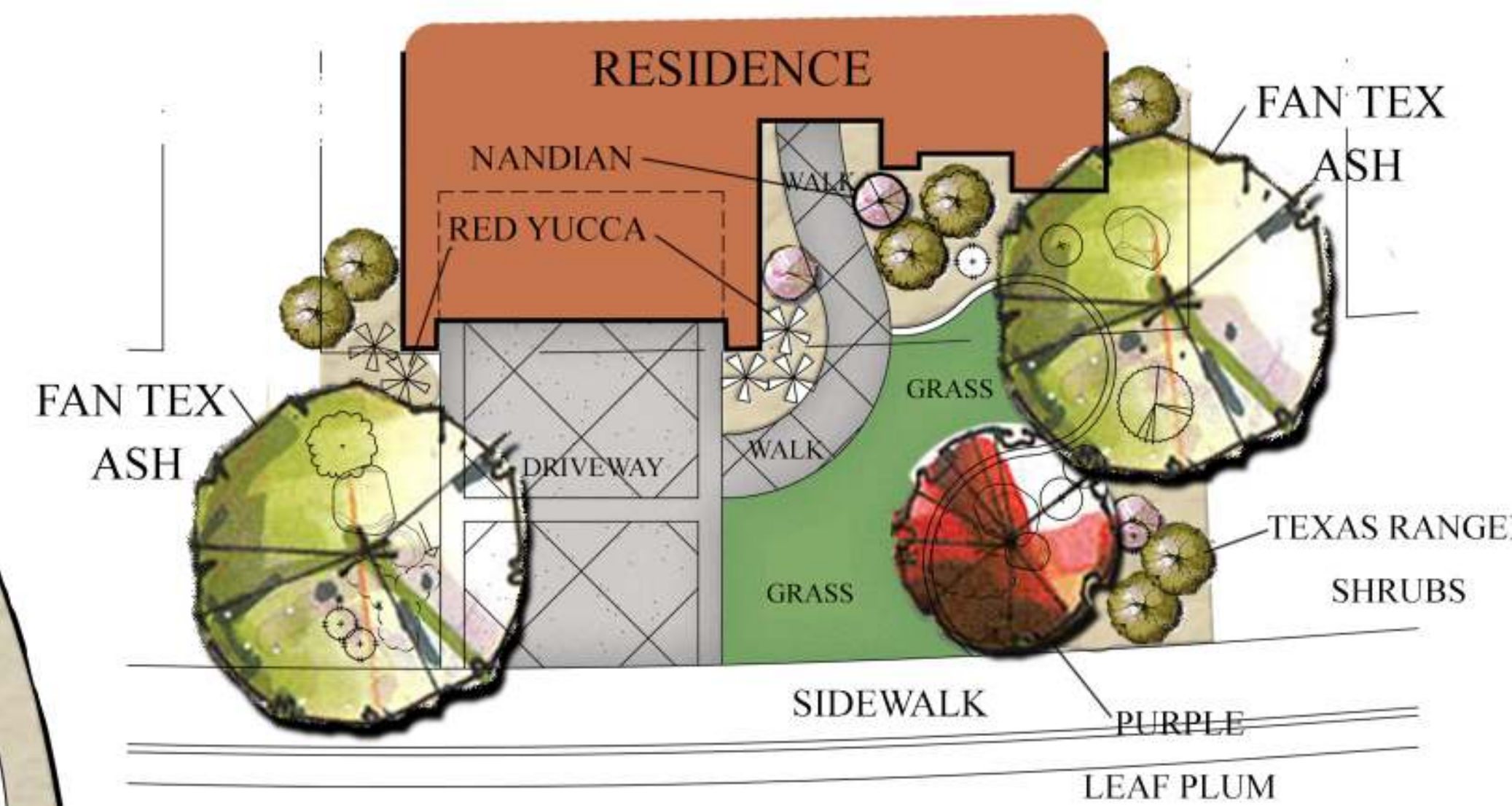
The Planning Commission unanimously recommended approval of Z-15-13, for the zone change request from Single-Family Residential - 10,000 Sq. Ft. Min. (R-1-10) and Open Space (OS) to a Planned Unit Development (PUD) zoning designation, to the City Council, based on the following findings and subject to the conditions below:

Findings

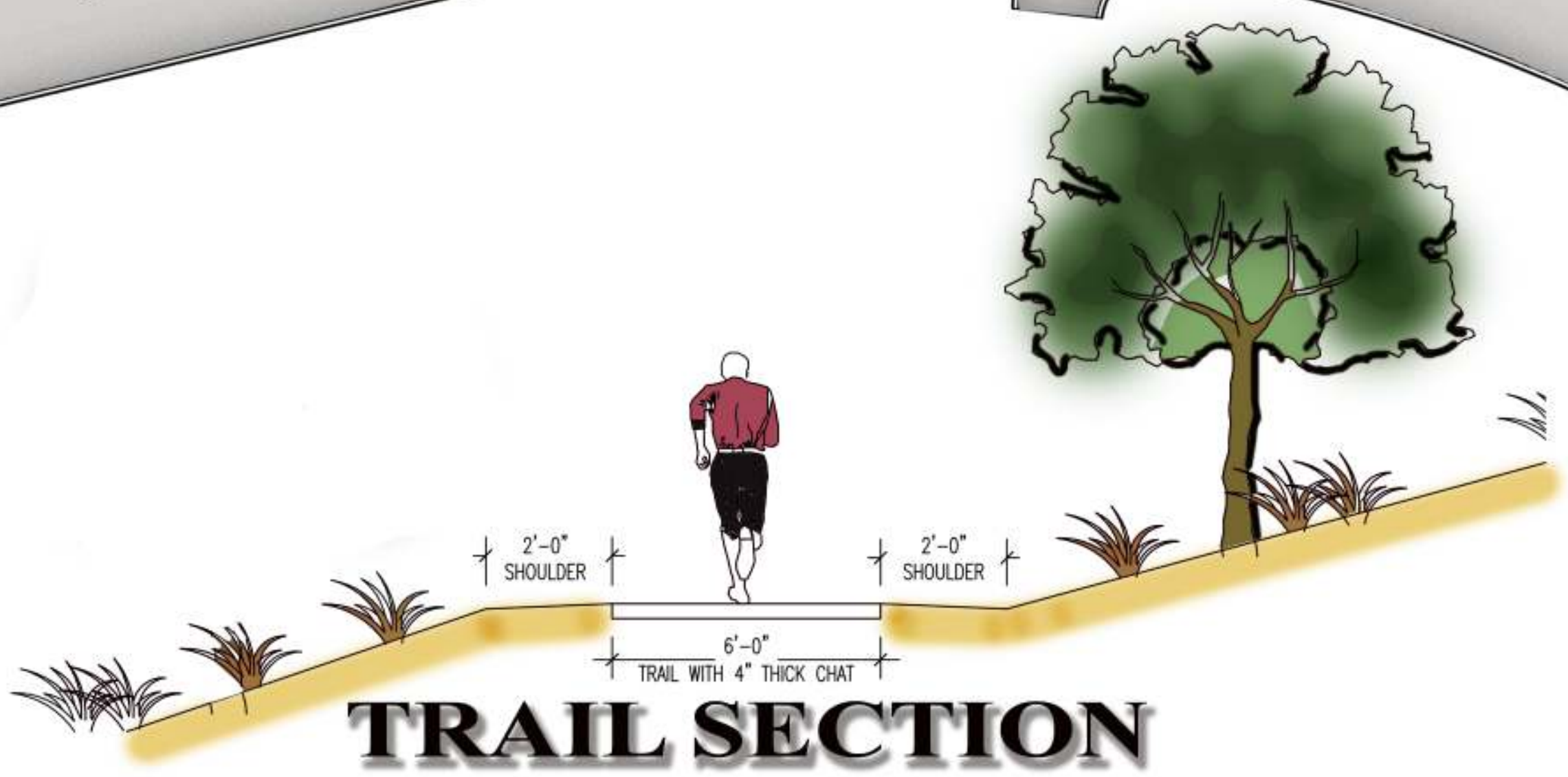
1. That the requested zoning conforms to the intent of the land use designation of the General Plan.



TRAIL HEAD / DETENTION AREA



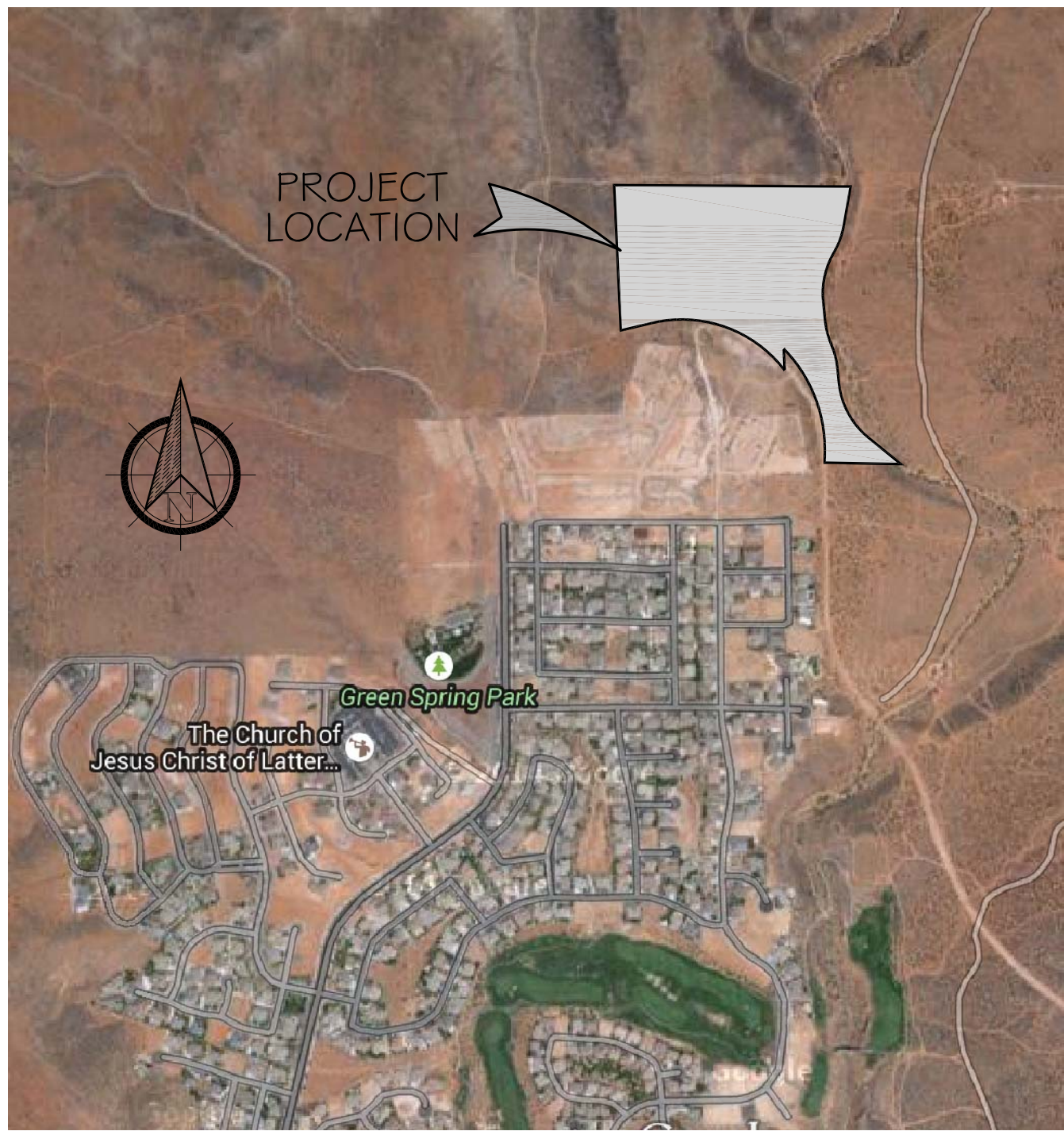
TYPICAL FRONT YARD



TRAIL SECTION

WASHINGTON VISTA RESERVE

N.T.S.



VICINITY MAP

N.T.S.

LEGEND

- = DIRECTION OF FLOW
- 2679 = EXISTING 2' CONTOUR
- 2680 = EXISTING 10' CONTOUR
- = WATER LINE
- = SEWER LINE
- = STORM DRAIN
- = PROPOSED RETAINING WALL
- = STREET LIGHT
- = LANDSCAPE AREA / COMMON / LIMITED COMMON AREA / OPEN SPACE
- = PRIVATE AREA
- = OPEN SPACE AREA TO REMAIN UNDISTURBED / NATIVE VEGETATION
- = STREETS, SIDEWALKS, PARKING AREAS ETC. / COMMON / LIMITED COMMON AREA
- = NON-DEVELOPABLE AREA

SITE DATA

CURRENT ZONING = R-1-10

TOTAL AREA = 1,401,492 SQ.FT. = 32.17 ACRES

TOTAL DEVELOPABLE AREA = 1,314,449 SQ.FT. = 30.18 ACRES

DENSITY = 82 UNITS / 30.18 ACRES = 2.72 UNITS PER ACRE

OPEN SPACE REQ'D (30%) = 394,392 SQ.FT. = 9.05 ACRES OUTSIDE THE 20' BUFFER AREA

OPEN SPACE PROVIDED = 405,228 SQ.FT. = 9.30 ACRES OUTSIDE THE 20' BUFFER AREA

PRIVATE HOME BUILDABLE AREA= 375,943 SQ.FT. = 8.63 ACRES

OPEN SPACE WITHIN THE 20' SETBACK AREA = 234,353 SQ.FT. = 5.38 ACRES

ROADWAYS, SIDEWALKS, DRIVEWAYS IMPERVIOUS AREA = 299,347 SQ.FT. = 6.87 ACRES

IMPROVED LANDSCAPED AREA REQ'D (20% OF SITE)= 262,890 SQ.FT. = 6.04 ACRES

IMPROVED LANDSCAPED AREA PROVIDED = 370,949 SQ.FT. = 8.52 ACRES

RECREATION AREA WITHIN REQ'D = 16,400 SQ.FT. = 0.38 ACRES

RECREATION AREA PROVIDED = 40,301 SQ.FT. = 0.93 ACRES

WASHINGTON PARKWAY 110' ROAD CROSS SECTION TO BE CONSTRUCTED PER CITY REQUIREMENTS AND DETAILS ADOPTED IN 2007.



WASHINGTON VISTA RESERVE

LOCATED IN THE SOUTH EAST QUARTER OF SECTION 3, TOWNSHIP 42 SOUTH, RANGE 15 WEST
SALT LAKE BASE AND MERIDIAN, WASHINGTON COUNTY, UTAH

PROPERTY INFO

PROPERTY ADDRESS = JUST NORTH OF WASHINGTON VISTA
BETWEEN THE NORTHERN CORRIDOR & THE DESERT PRESERVE BOUNDARY

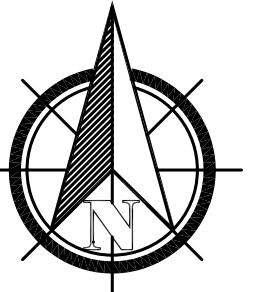
CIVIL ENGINEERS:

PREMIER DESIGN & ENGINEERING
75 EAST 100 NORTH
IVINS, UTAH 84738
(435) 313-2267
CONTACT: MARC FONGER / ERIC MCFADDEN

OWNER // DEVELOPER:

FIRST NATION INVESTMENTS LLC
6028 RIDGELINE DRIVE, SUITE 203
OGDEN, UTAH 84405
(801) 648-8229
CONTACT: MATTHEW LOWE

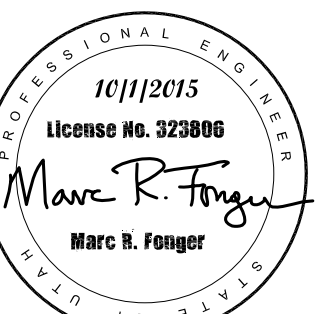
DATE: 10/11/2015
DRAWN BY: E.A.M.
CHECKED BY: M.R.F.
CLIENT: FNILC



SCALE: 1" = 60'

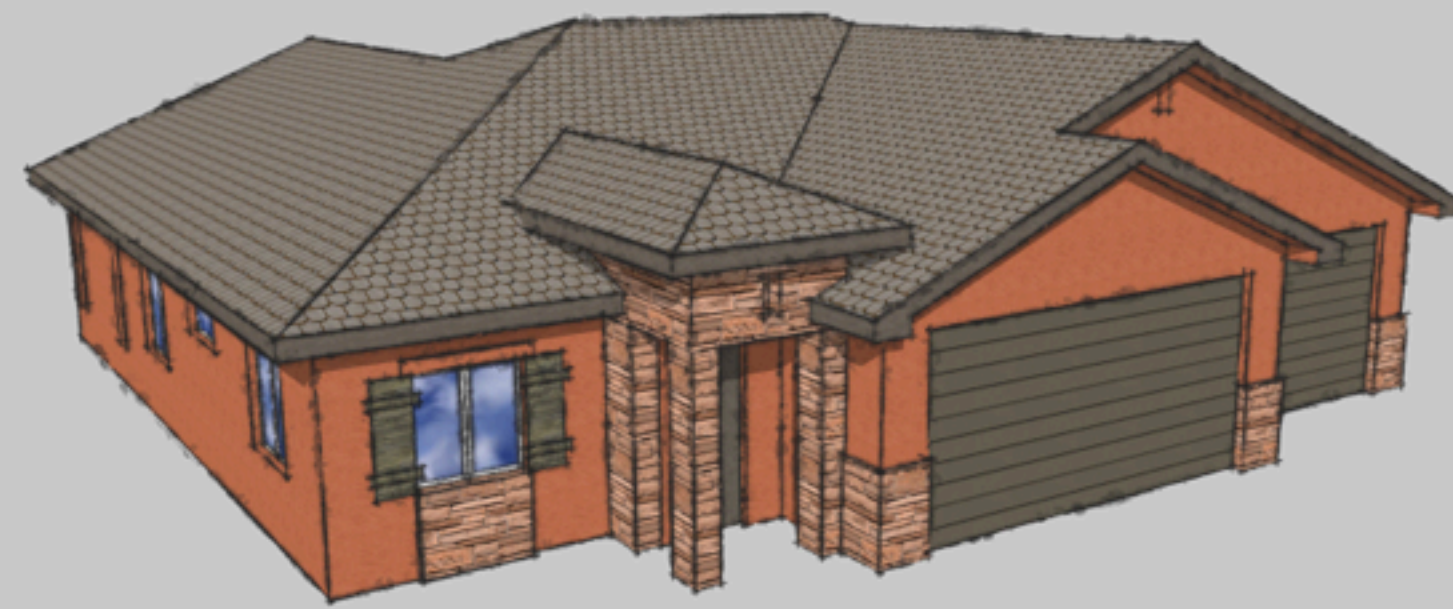
ZONE CHANGE PUD // COLORED SITE PLAN
WASHINGTON VISTA RESERVE
FIRST NATION INVESTMENTS LLC
LOCATED IN WASHINGTON, UTAH 84780

PREMIER
Design & Engineering
75 EAST 100 NORTH NWS, UTAH 84738 (435) 313-2267

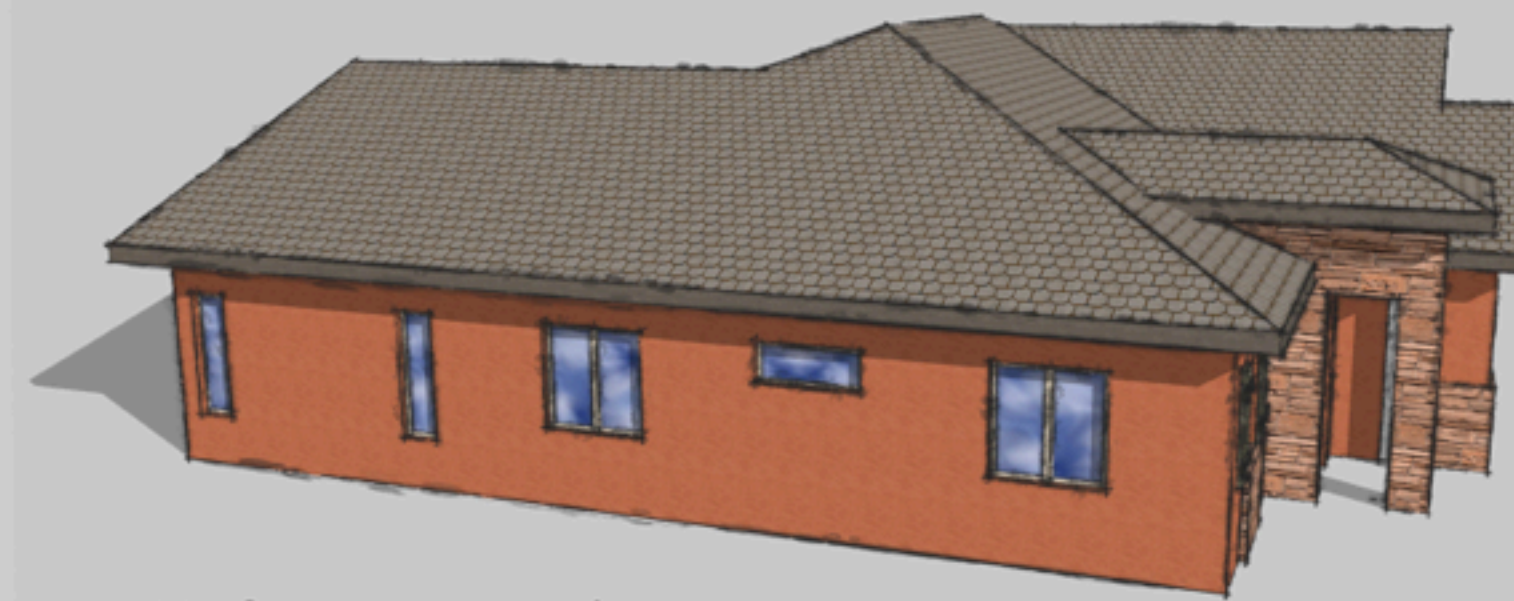


SHEET

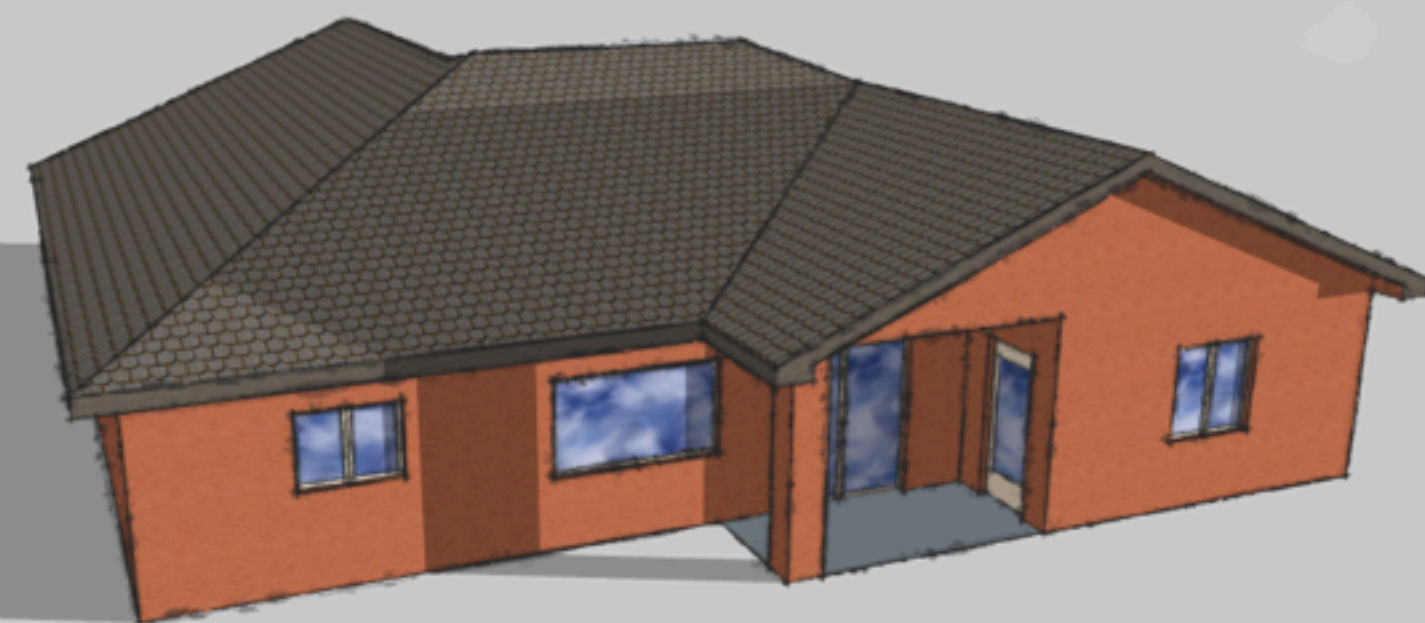
ZC



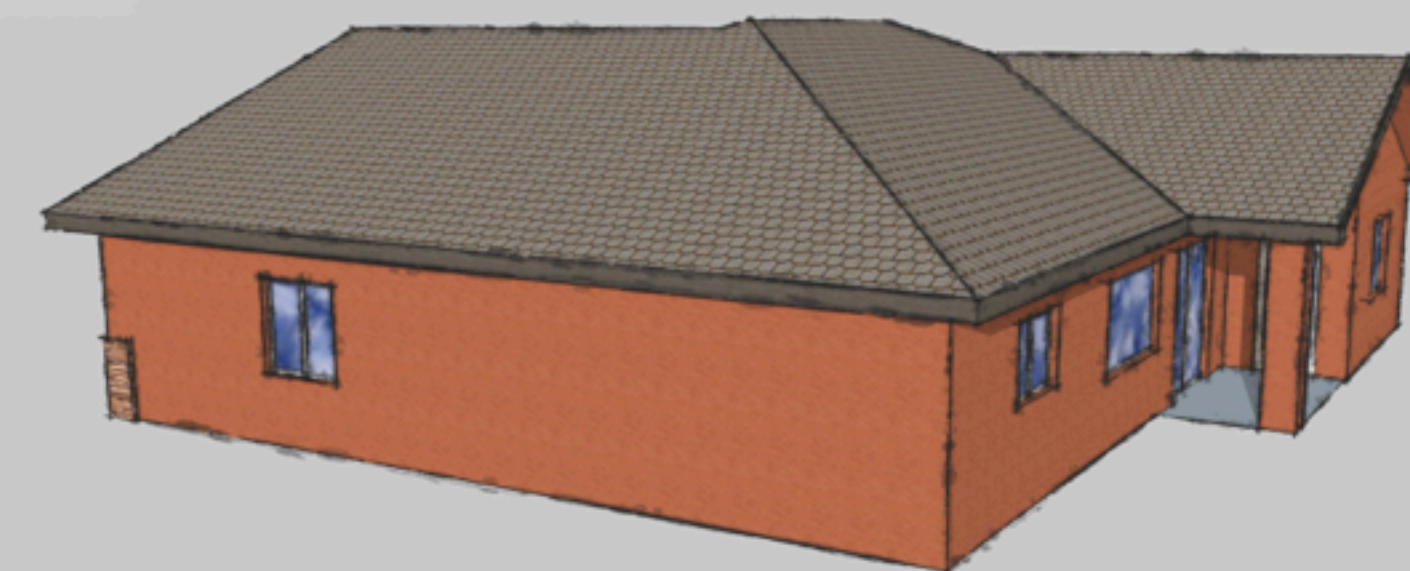
Front Perspective



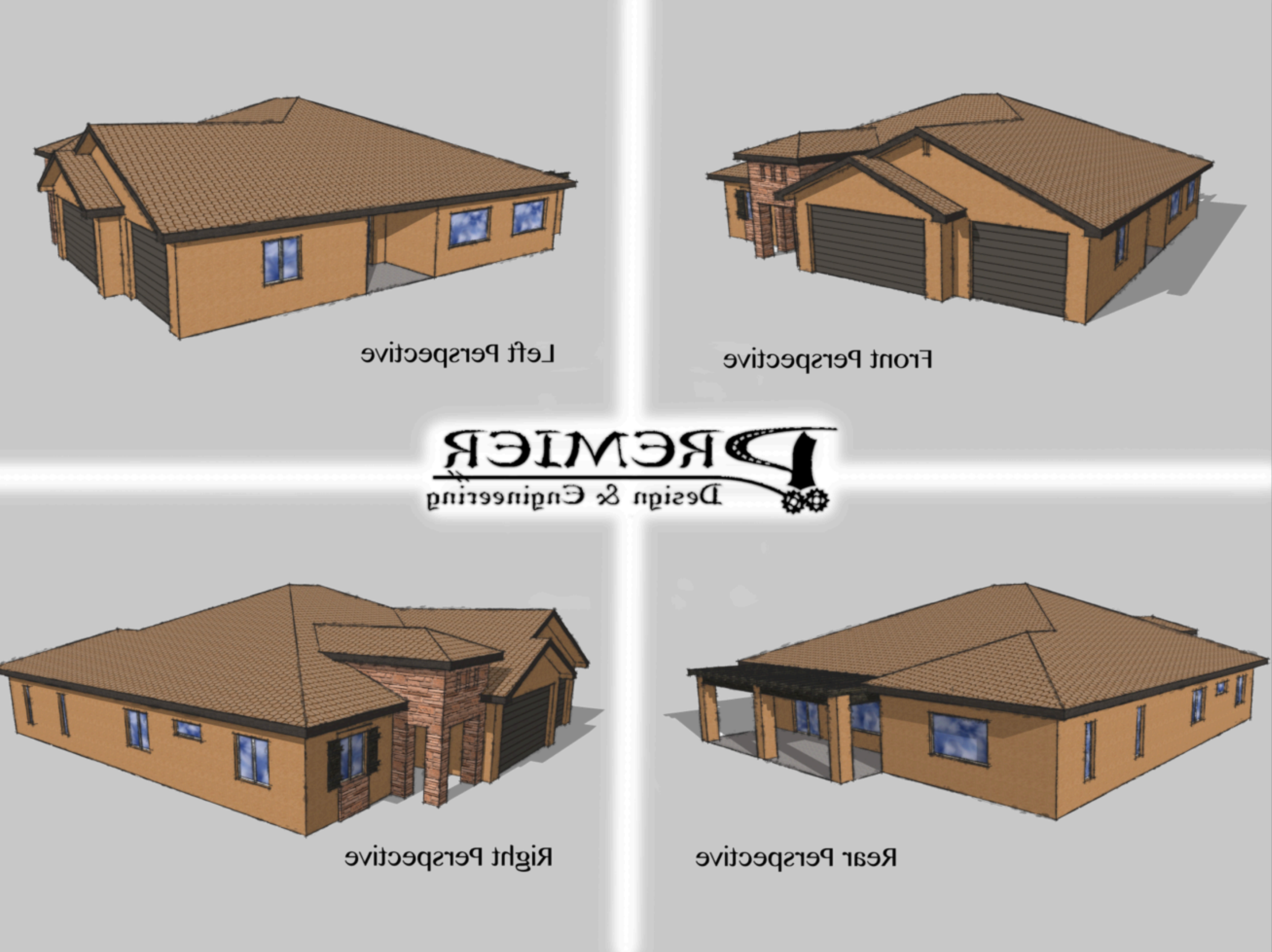
Left Perspective

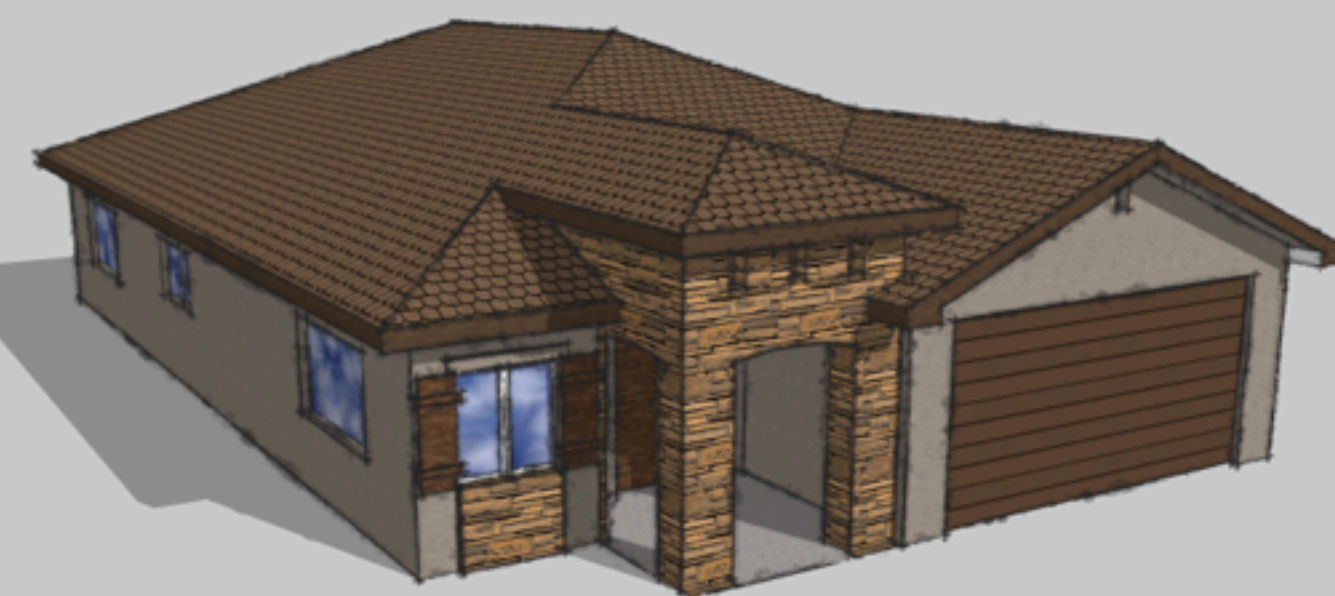


Rear Perspective

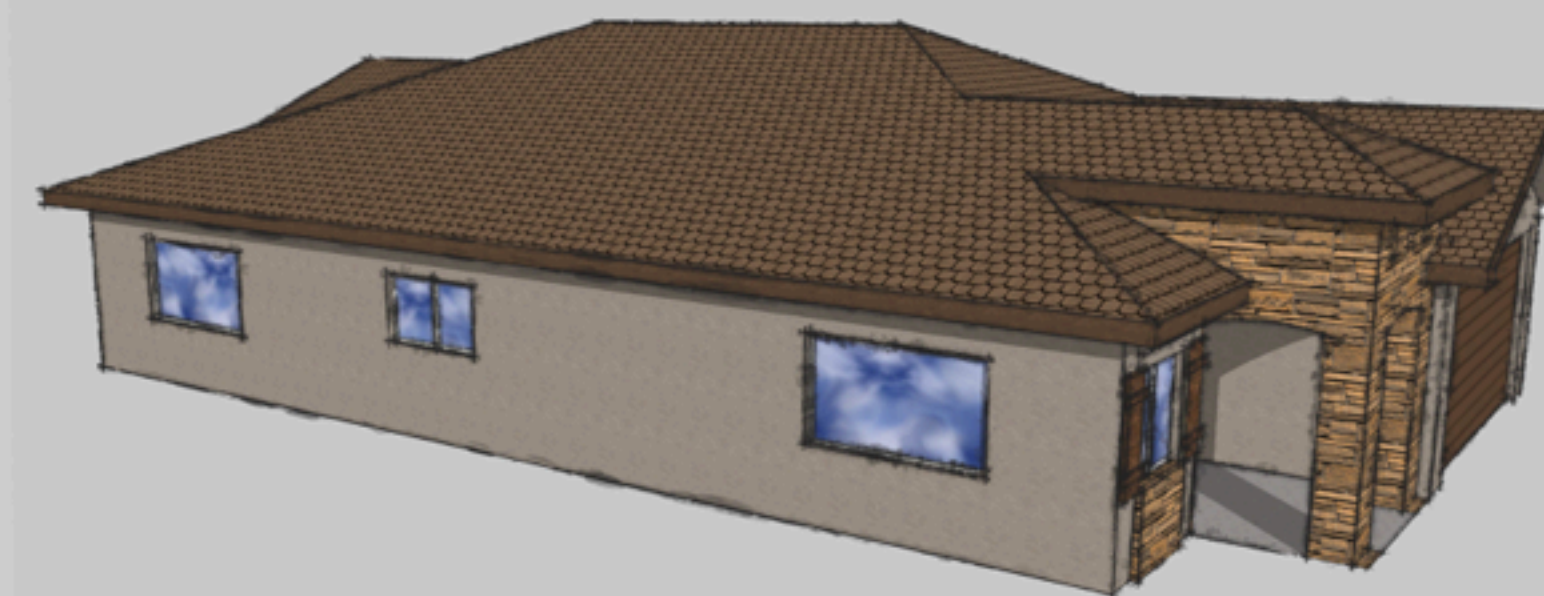


Right Perspective

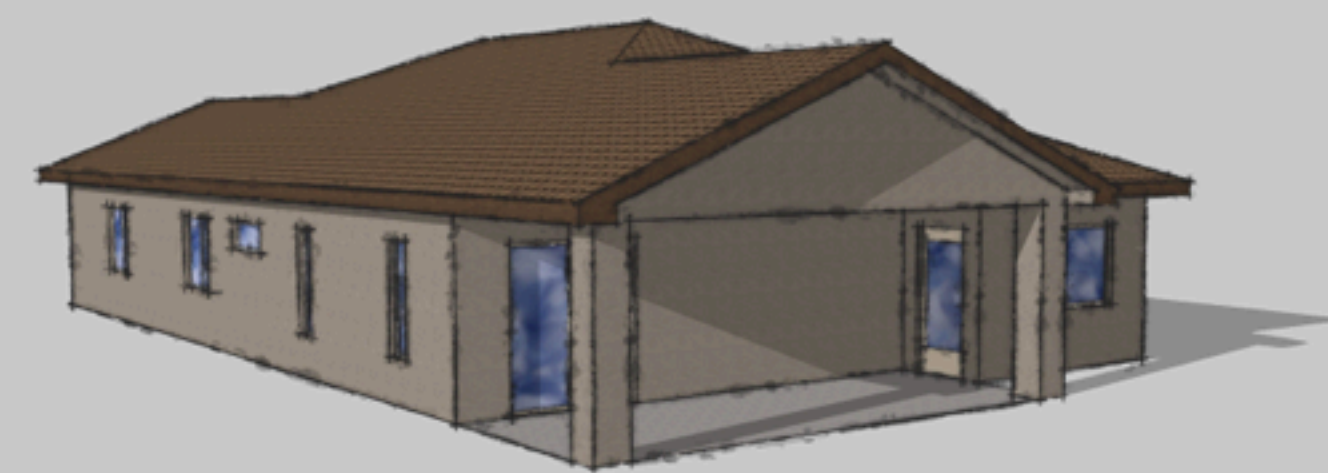




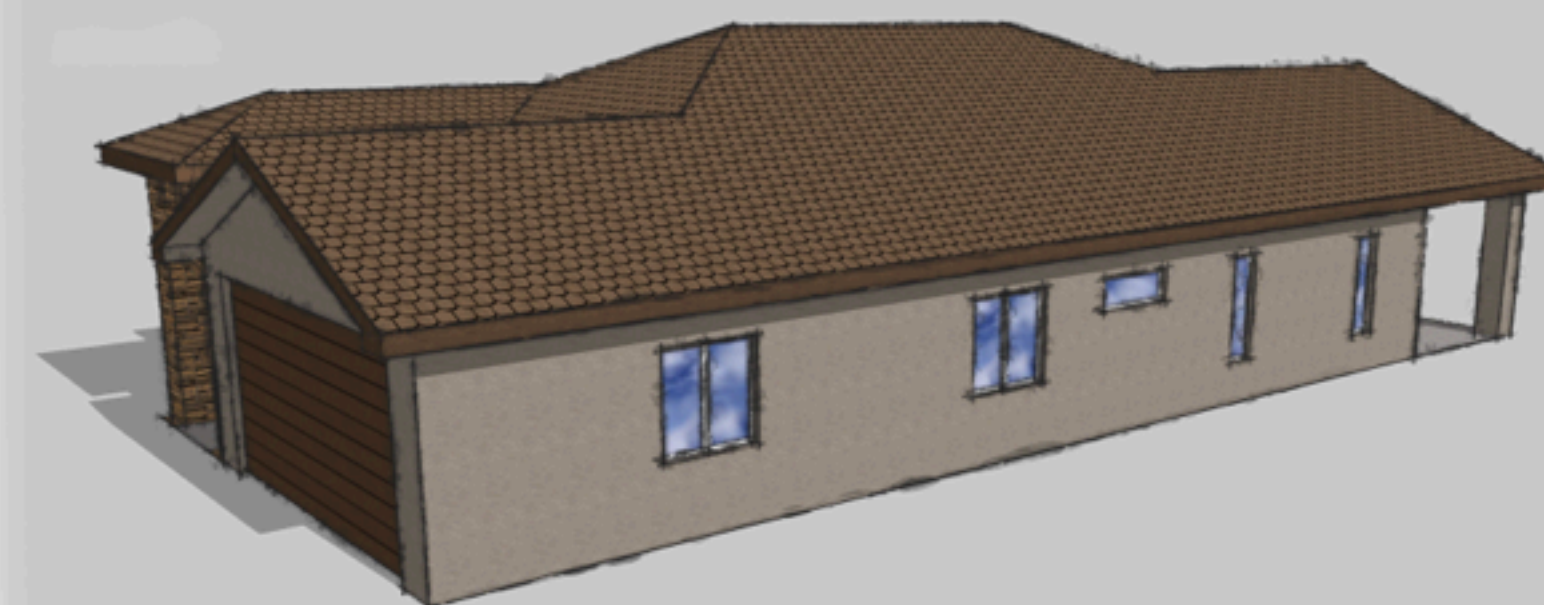
Front Perspective



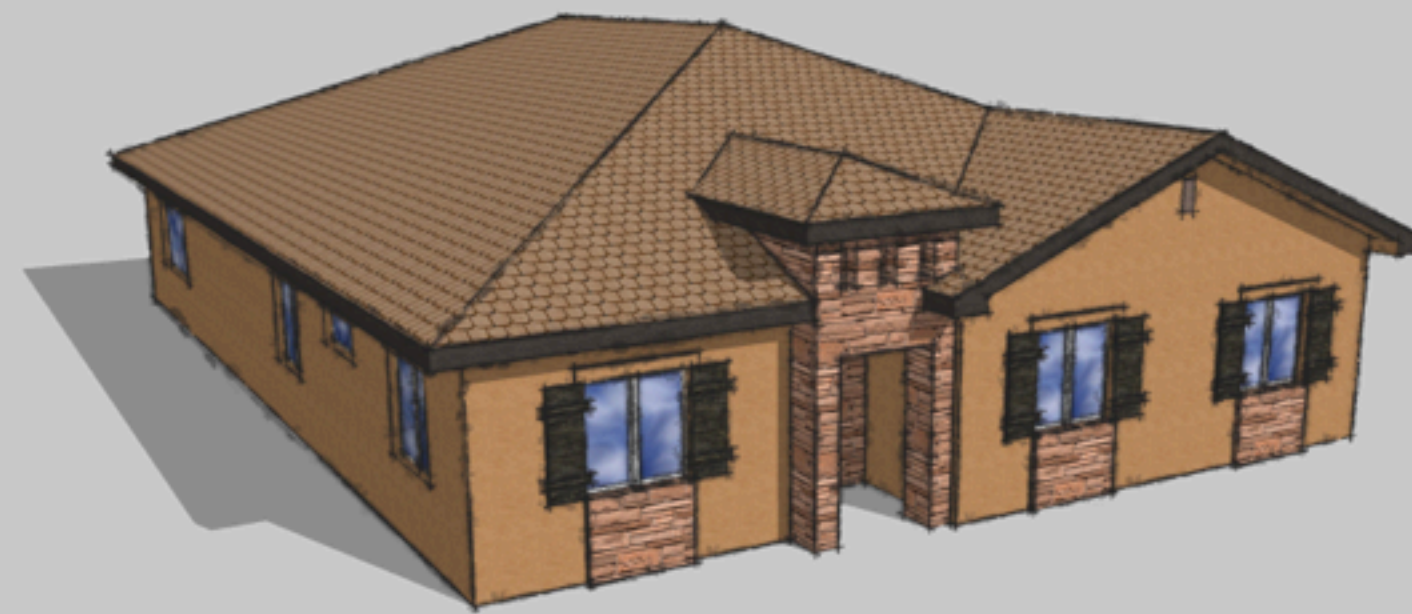
Left Perspective



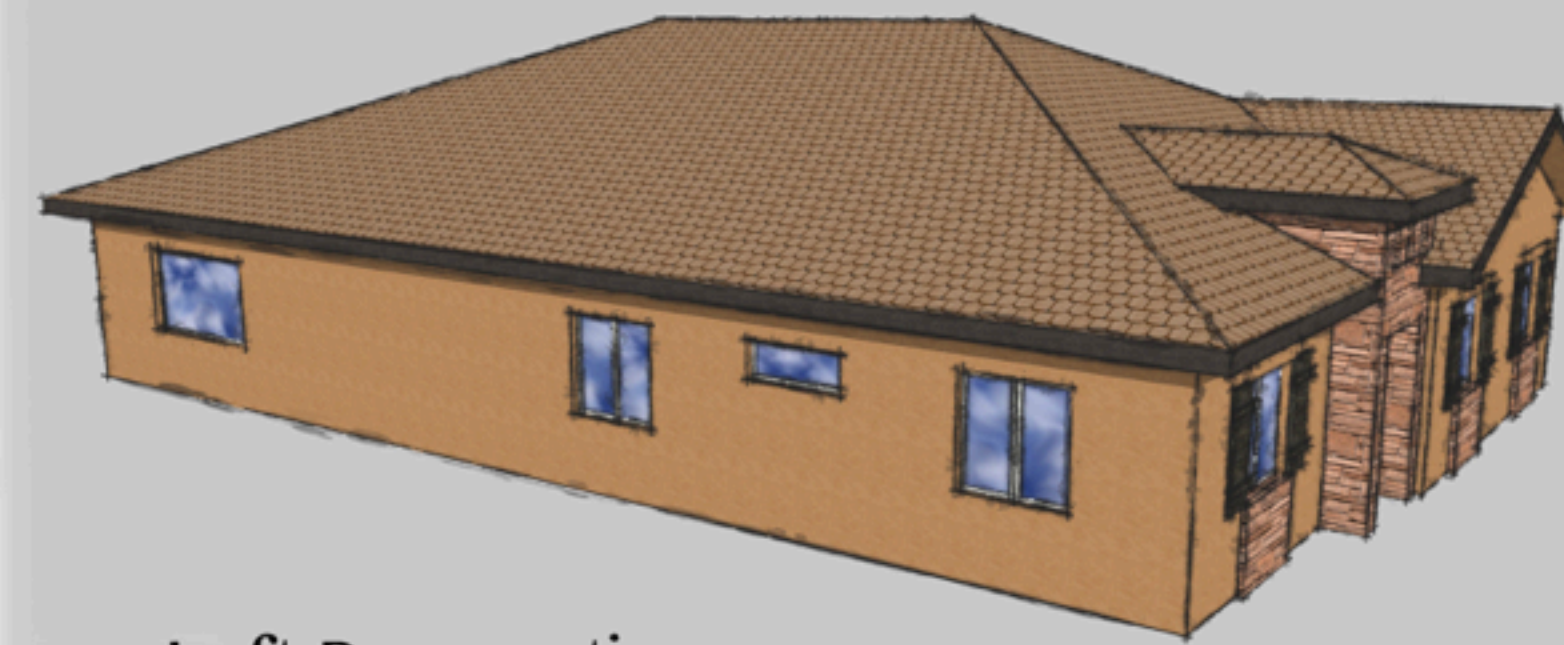
Rear Perspective



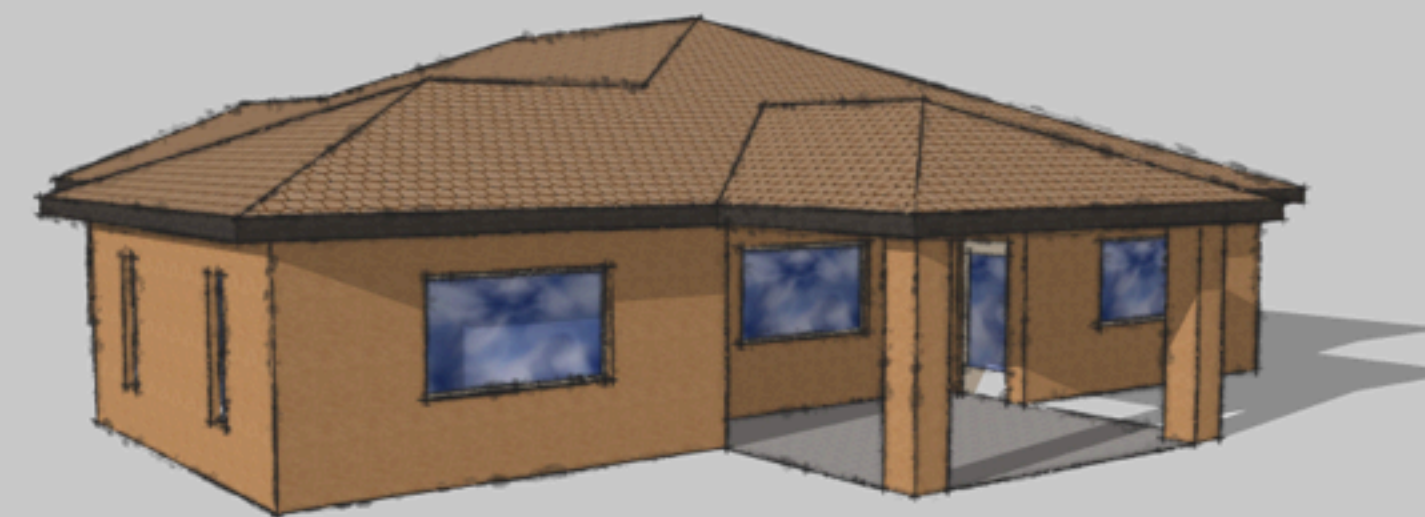
Right Perspective



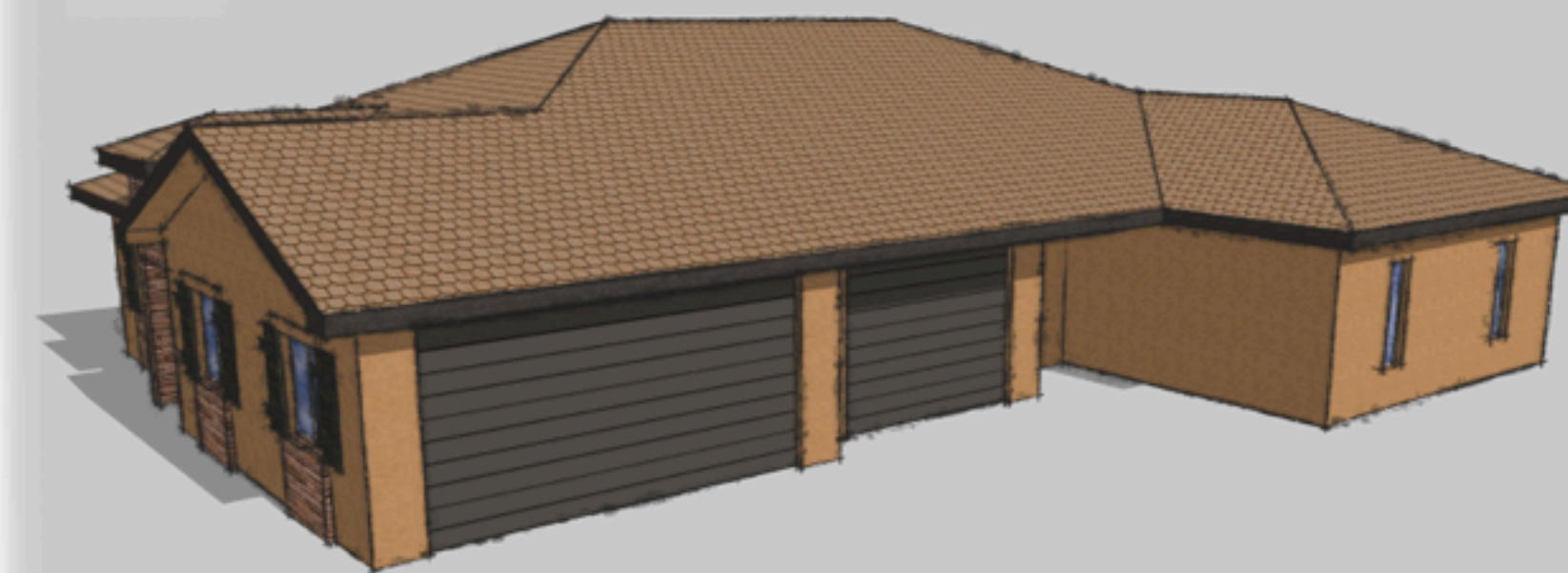
Front Perspective



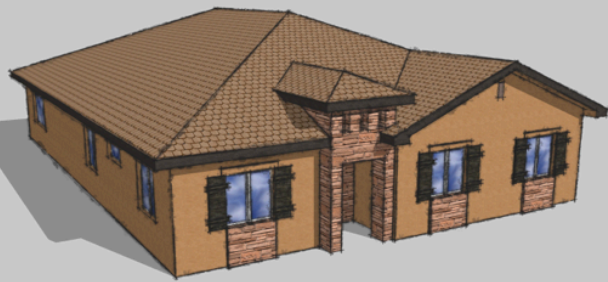
Left Perspective



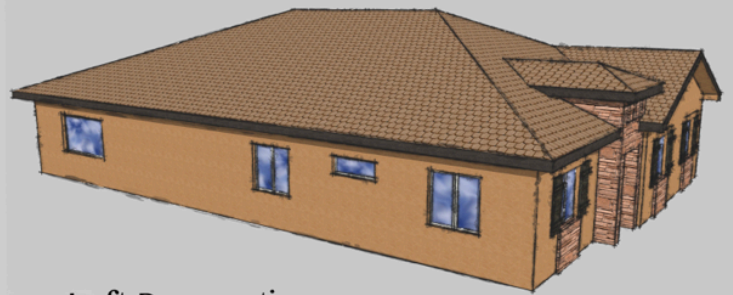
Rear Perspective



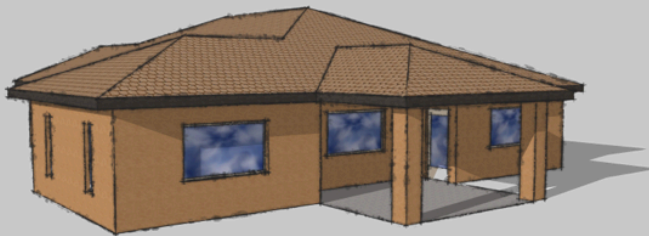
Right Perspective



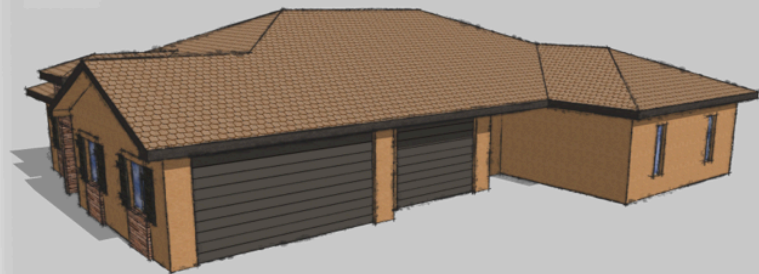
Front Perspective



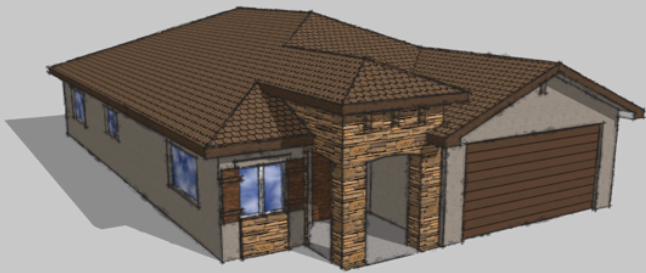
Left Perspective



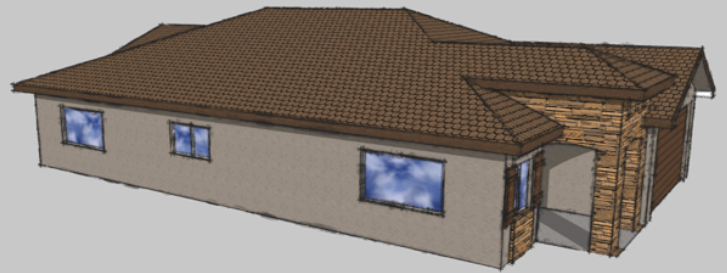
Rear Perspective



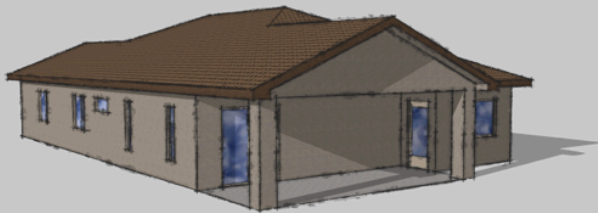
Right Perspective



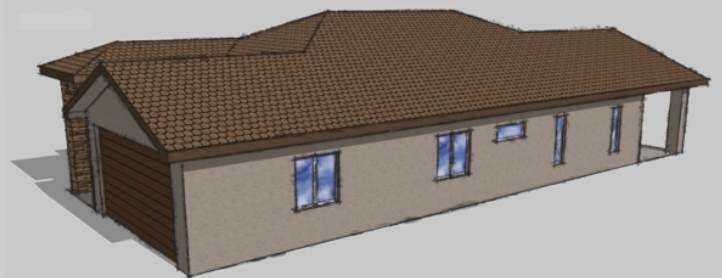
Front Perspective



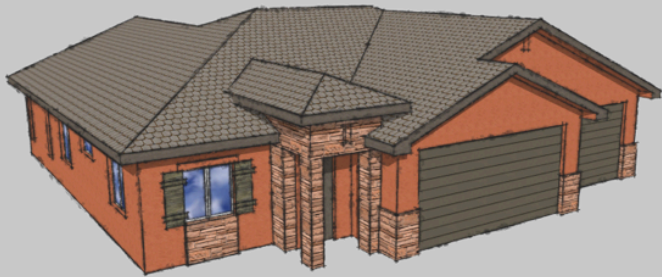
Left Perspective



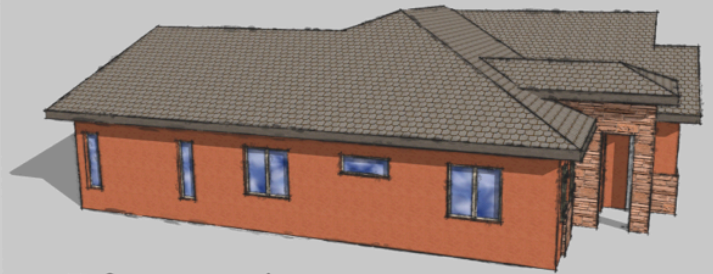
Rear Perspective



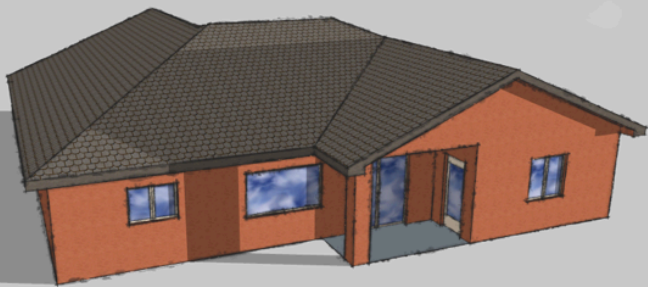
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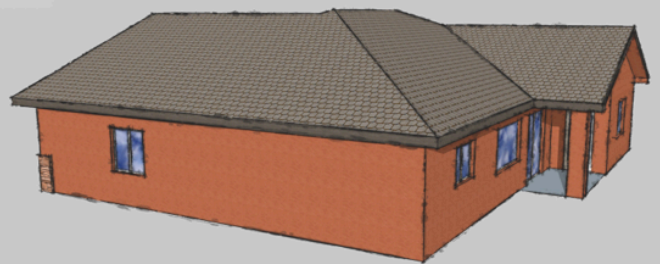
Front Perspective



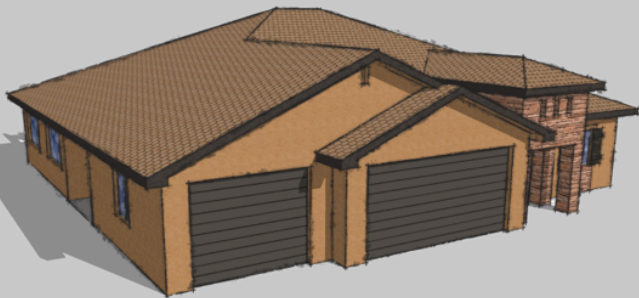
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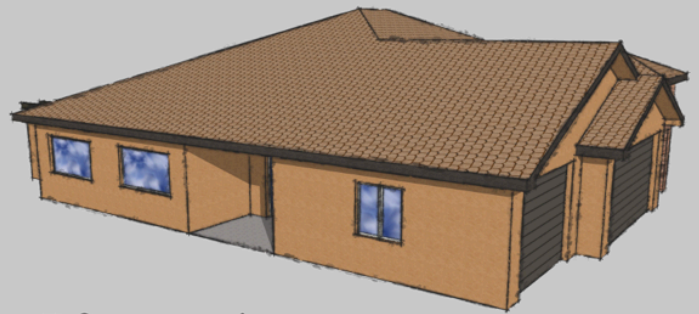
Rear Perspective



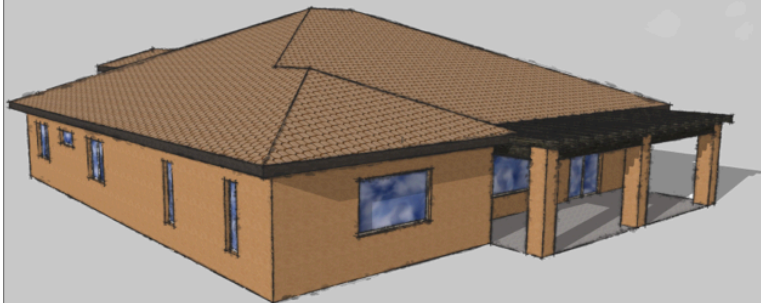
Right Perspective



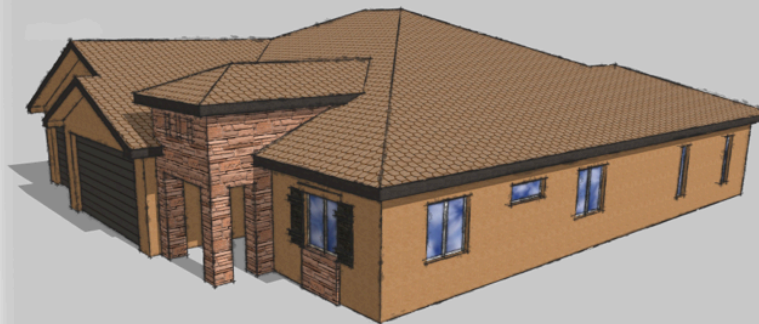
Front Perspective



Left Perspective



Rear Perspective



Right Perspective

WASHINGTON CITY
CITY COUNCIL MEETING
STAFF REVIEW

HEARING DATE: October 14, 2015

ACTION REQUESTED: G-15-03, A request to amend the General Plan Land Use Map in the area located at approximately Telegraph Road and Bella Vista Drive, from the current Medium Density Residential (MD) to the new proposed Medium High Density Residential (MHD) General Plan Land Use designation.

APPLICANT: David Gardner

OWNER: Kent Heideman

ENGINEER: Bush and Gudgell Inc.

REVIEWED BY: Drew Ellerman, Community Development Director

RECOMMENDATION: Recommend Approval

Background

This item was tabled at the September 9, 2015 City Council meeting, moving it October 14th. This was to allow for more Council members to be present in deciding this requested application. The applicant has given a new exhibit showing single family home lots in south and west portions of the property and multiple family development in the north portion of the property adjoining the commercial designated parcels which border Telegraph Street. Staff is not sure if the desire is to now only change the request for Medium High Density to just include the multiple family portion as depicted on the exhibit, or for the entire parcel as portrayed in the original application. We could not get ahold of any representatives before writing this report last week. I will work on getting final decision from the applicant or their representative before city council meeting on Wednesday.

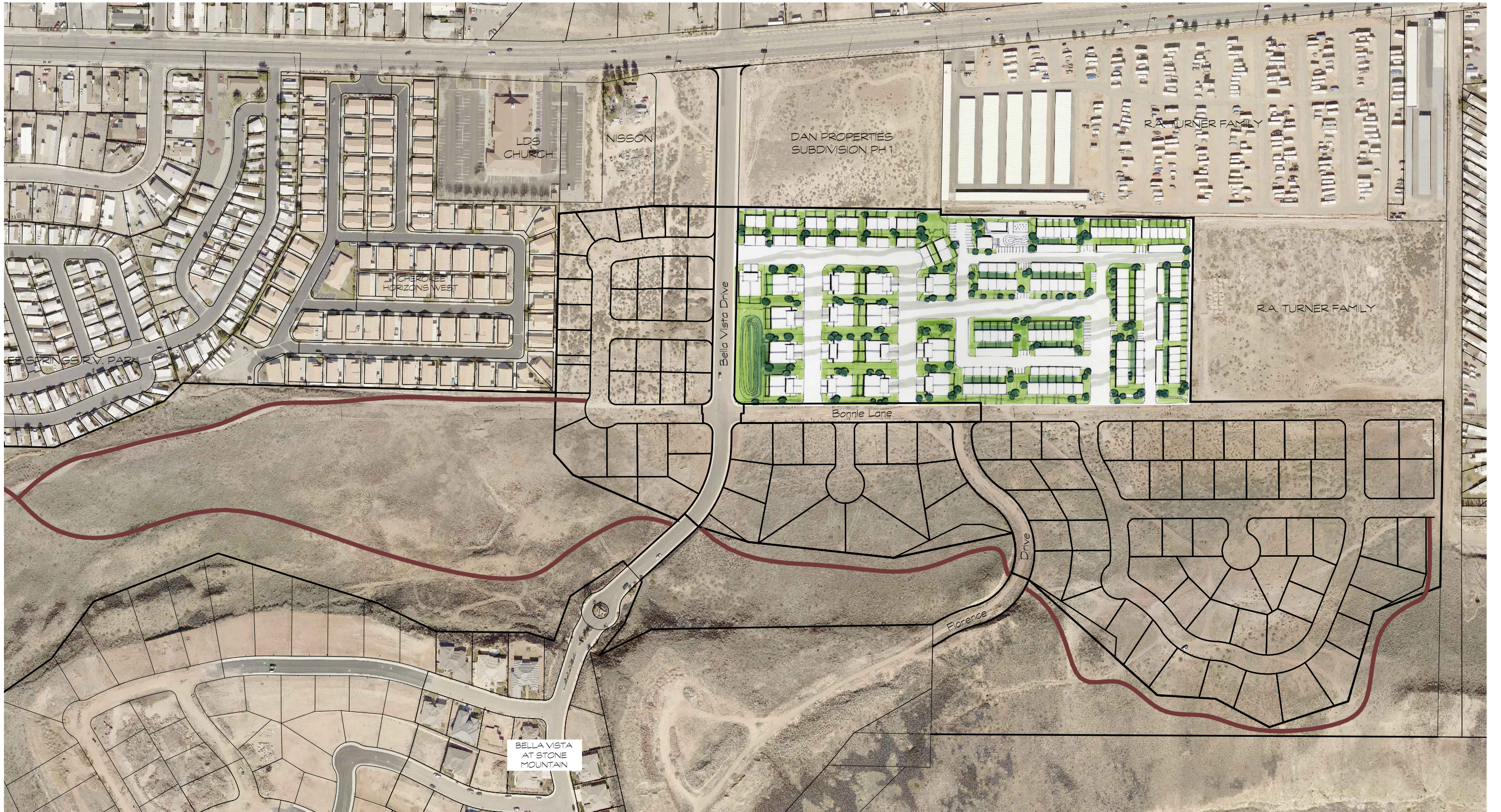
The applicant is seeking to amend the General Plan Land Use Map in the area located at approximately Telegraph Road and Bella Vista Drive. The requested area covers 46.29 acres. The current Land Use designation is Medium Density Residential (MD). The applicant is seeking to have the Land Use designation changed to the Medium High Density Residential (MHD) designation as outlined in the General Plan. The dwelling unit density would go from 4.5 - 5.5 dwelling units per acre, to 7 - 12 dwelling units per acre if approved.

The request to amend this parcel is due to a desire by the applicant for not only more dwelling units, but also a mix of use types, for future residential development at this location. The current surrounding General Plan Land Use designations are Medium Density Residential to the east and west, Open Space to the south, and Community Commercial to the north.

The Planning Commission reviewed this request at their August 19, 2015 meeting.

Recommendation

The Planning Commission, by a vote of 4-1, recommended approval of G-15-03 to amend the General Plan Land Use Map as outlined above, to the City Council.



CONCEPT PLAN BY:

Kinateder Inc.
801.375-1101
info@kinateder.com
www.kinateder.com



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
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